#### Marin, Carolina

From:	Giovanna Shay <gshay@ghla.org></gshay@ghla.org>
Sent:	Friday, March 11, 2022 10:07 AM
То:	Del Ciampo, Joseph
Cc:	Rafie Podolsky; Rules Committee; Petruzzelli, Lori; Marin, Carolina; Nilda Havrilla; Moses Beckett; Shelley White
Subject:	Rules Committee-Supplement to Legal Services Proposal re Eviction Records # 2021-023 - Other State Information & Update on S.B. 200
Attachments:	March_14_Supplement_Legal Services_Comment_Proposed_PB_Eviction_Records.pdf; Other_States_Eviction_Records_Laws_Policies.zip

#### For Rules Committee Meeting Monday 3/14-Supplement to Legal Services Proposal re Eviction Records # 2021-023 -Other State Information & Update on S.B. 200

Dear Attorney Del Ciampo and Rules Committee staff:

Please find attached a supplement from legal services in support of proposal #2021-023 regarding eviction records, which is on the agenda for stakeholder comment at the Rules Committee meeting on Monday. It addresses questions from the Committee regarding practices in other states regarding eviction records, and also provides an update on S.B. 200 "An Act Concerning Summary Process Records," which this week was voted out of the Housing Committee with Joint Favorable Substitute language.

We apologize for the tight turn-around and thank you for circulating these materials to the Committee. Thank you.

Best,

Giovanna Shay Greater Hartford Legal Aid 860-541-5061

From: Giovanna Shay
Sent: Monday, February 28, 2022 8:47 AM
To: 'Del Ciampo, Joseph' <Joseph.DelCiampo@jud.ct.gov>
Cc: Rafie Podolsky <RPodolsky@ctlegal.org>; Rules Committee <RulesCommittee@jud.ct.gov>; Petruzzelli, Lori
<Lori.Petruzzelli@jud.ct.gov>; Marin, Carolina <Carolina.Romanauskas@jud.ct.gov>
Subject: RE: Rules Committee Legal Services Proposal re Eviction Records # 2021-023

Attorney Del Ciampo,

Just FYI, S.B. 200 is different from the legal services proposal in a couple of ways and we will propose substitute language. Specifically, we believe that (1) judgments for the landlord should be removed after one year rather than "not earlier than one year" (line 16-17) and (2) the bulk data base sold by Judicial to commercial users should not include removed records, so that "actual knowledge" will not be an issue (line 27). Here is a link to the current bill text, if helpful: <a href="https://www.cga.ct.gov/2022/TOB/S/PDF/2022SB-00200-R00-SB.PDF">https://www.cga.ct.gov/2022/TOB/S/PDF/2022SB-00200-R00-SB.PDF</a>.

We are preparing more information regarding laws and practices in other states and plan to submit prior to the Rules Committee March 14<sup>th</sup> meeting.



#### VIA ELECTRONIC MAIL

March 11, 2021

Rules Committee of the Superior Court Attn: Joseph J. Del Ciampo, Counsel P.O. Box 150474 Hartford, CT 06115-0474 Joseph.DelCiampo@jud.ct.gov RulesCommittee@jud.ct.gov

Re: Supplement to Legal Services Proposal to Amend Practice Book §§ 7-10 and 7-11 concerning the retention and destruction of summary process records (# 2021-023)

Dear Members of the Rules Committee:

We write to submit this supplement to our proposal #2021-023 to amend sections of the Practice Book regarding the time for retention and destruction of summary process records. This proposal was considered by the Rules Committee at its meetings in December 2021 and February 2022 and referred to stakeholders for comment for the Rules Committee meeting on March 14, 2022.

At the February 2022 Rules Committee meeting, Justice McDonald and Judge Bellis asked about the practices of other states. Our research shows that at least eight states and the District of Columbia prevent the disclosure of eviction records under certain circumstances.<sup>1</sup> *See* materials submitted in accompanying zip file. To summarize:

• California seals eviction records and makes them public only after 60 days if judgment has entered for the plaintiff. Cal. Code Civ. Proc. § 1161.2(a)(1) (2022). It also exempts from disclosure records of judgments for plaintiff landlords in nonpayment cases filed during the COVID pandemic period. Cal. Code Civ. Proc. §1161.2(a)(1)(G)(ii).

<sup>&</sup>lt;sup>1</sup>Thanks to law students Thomas Zeffiro and Evan Walker-Wells for conducting this nationwide research.

- Colorado eviction records are sealed initially and remained sealed if the tenant prevails; the parties also can agree to keep the record sealed. Colo. Rev. Stat. § 13-40-110.5 (2020).
- Illinois courts are required to seal records if the case is dismissed; there is no material breach of the lease by the tenants; the parties agree; or the interests of justice outweigh the public interest in transparency. 735 Ill. Comp. Stat. 5/9-121.5 (2021).
- Minnesota permits discretionary expungement of an eviction case upon motion of a defendant if the court finds that "the plaintiff's case is sufficiently without basis in fact or law, which may include lack of jurisdiction over the case, that expungement is clearly in the interests of justice and those interests are not outweighed by the public's interest in knowing about the record." Minn. Stat. § 484.014 (2010).
- Nevada automatically seals all eviction judgments granted during the COVID emergency, as well as other dispositions including dismissals and judgments for the tenant. Nev. Rev. Stat. § 40.2545(1) & (2) (2021). Nevada also permits sealing of eviction cases by stipulation of the parties or in the interests of justice if not outweighed by the public's interest in knowing the contents of the case file, including extenuating circumstances. Nev. Rev. Stat. § 40.2545(3) (2021).
- Oregon permits expungement of evictions by motion for judgments entered during the pandemic, judgments in which the tenant paid restitution and five years have passed, judgment by stipulation in which the applicant has complied with the terms of the agreement, and dismissals. Or. Rev. Stat. § 105.163 (2021).
- As of January 1, 2022, records of unlawful detainer actions in Virginia that were dismissed or nonsuited may be expunged upon filing of a petition, after the time for recommencement of the action has passed. Code of Va. § 8.01-130.01.
- Wisconsin permits information regarding evictions that are dismissed in which no money judgment was docketed to be removed from the electronic case management system after two years. Wis. Stat. § 758.20 (2017).
- D.C. passed a temporary (emergency) measure set to expire October 1, 2022 providing, *inter alia*, that "[i]f the eviction proceeding does not result in a judgment for possession in favor of the housing provider, [records shall be sealed] 30 days after the final resolution of the eviction proceeding." D.C. Code § 42-3505.09.

In some states, court rules provide procedures for litigants to petition for case records to be sealed or expunged, which can be used to restrict access to eviction records. For example, in Delaware, "in limited circumstances," including "significant negative implications relating to an individual's ability . . to obtain . . .housing," an individual may request that access to an opinion or court record be restricted. Delaware Courts Operating Procedures, Media Coverage,

Public Access, and Records Management, <u>https://courts.delaware.gov/aoc/operating-procedures/op-media.aspx</u>, last visited, March 10, 2022.

In Florida, tenants have sealed eviction records using Fla. Rule of Judicial Administration 2.420 (c)(9)(A)(i), which permits a record to be designated as confidential if it is determined that "confidentiality is required to prevent a serious and imminent threat to the fair, impartial, and orderly administration of justice."*See* https://www.flcourts.org/content/download/219096/file/RULE-2-420-Jan2014.pdf. Legal services

<u>https://www.flcourts.org/content/download/219096/file/RULE-2-420-Jan2014.pdf</u>. Legal services organizations in Florida have used this rule when they can show the eviction was baseless, or the landlord has received rental assistance and been made whole and there is a joint unopposed motion.

We also wish to update the Committee on the status of a bill in the General Assembly, S.B. 200 "An Act Concerning Summary Process Records." *See* <u>https://www.cga.ct.gov/asp/cgabillstatus/cgabillstatus.asp?selBillType=Bill&which\_year=2022</u> <u>&bill\_num=200</u>. As the Committee may be aware, the Judicial Branch submitted a comment on this proposal at the recent March 1, 2022 public hearing before the Housing Committee. *See* <u>https://www.cga.ct.gov/asp/menu/CommDocTmyBillAllComm.asp?bill=SB-</u> <u>00200&doc\_year=2022</u>. Legal services submitted testimony in strong support of the bill, suggesting proposed substitute language on two points, one of which also was made by the Judicial Branch. On March 10, 2022, a Joint Favorable Substitute was voted out of Committee correcting the issue noted by Judicial.

If and until S.B. 200 or similar legislation is passed, we urge the Committee to continue its work in considering amendment of the Practice Book Rules. Changes are necessary to prevent the misuse of Judicial Branch eviction filing data, and to mitigate the harm of eviction filings on low-income households, and in particular the disproportionate harm to families of color.

We thank the Rules Committee for its continued consideration of this proposal.

Respectfully submitted,

*/s/Giovanna Shay* Litigation & Advocacy Director Greater Hartford Legal Aid 999 Asylum Ave., 3<sup>rd</sup> Floor Hartford, CT 06105 860-541-5061 860-541-5050 (fax) gshay@ghla.org

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Moses Beckett Managing Attorney Housing Unit Statewide Legal Services 1290 Silas Deane Hwy. Wethersfield, CT 06109 860-344-0380 mbeckett@slsct.org KeyCite Yellow Flag - Negative Treatment Proposed Legislation

West's Annotated California Codes Code of Civil Procedure (Refs & Annos) Part 3. Of Special Proceedings of a Civil Nature (Refs & Annos) Title 3. Of Summary Proceedings Chapter 4. Summary Proceedings for Obtaining Possession of Real Property in Certain Cases (Refs & Annos)

West's Ann.Cal.C.C.P. § 1161.2

#### § 1161.2. Case court records; public access; defendant notice; filing fee; mobilehome park tenancy

#### Effective: January 1, 2022 Currentness

(a)(1) The clerk shall allow access to limited civil case records filed under this chapter, including the court file, index, and register of actions, only as follows:

(A) To a party to the action, including a party's attorney.

(B) To a person who provides the clerk with the names of at least one plaintiff and one defendant and the address of the premises, including the apartment or unit number, if any.

(C) To a resident of the premises who provides the clerk with the name of one of the parties or the case number and shows proof of residency.

(D) To a person by order of the court, which may be granted ex parte, on a showing of good cause.

(E) Except as provided in subparagraph (G), to any person by order of the court if judgment is entered for the plaintiff after trial more than 60 days since the filing of the complaint. The court shall issue the order upon issuing judgment for the plaintiff.

(F) Except as provided in subparagraph (G), to any other person 60 days after the complaint has been filed if judgment against all defendants has been entered for the plaintiff within 60 days of the filing of the complaint, in which case the clerk shall allow access to any court records in the action. If a default or default judgment is set aside more than 60 days after the complaint has been filed, this section shall apply as if the complaint had been filed on the date the default or default judgment is set aside.

(G)(i) In the case of a complaint involving residential property based on Section 1161a as indicated in the caption of the complaint, as required in subdivision (c) of Section 1166, to any other person, if 60 days have elapsed since the complaint was filed with the court, and, as of that date, judgment against all defendants has been entered for the plaintiff, after a trial.

(ii) Subparagraphs (E) and (F) shall not apply if the plaintiff filed the action between March 4, 2020, and September 30, 2021, and the action is based on an alleged default in the payment of rent.

(2) This section shall not be construed to prohibit the court from issuing an order that bars access to the court record in an action filed under this chapter if the parties to the action so stipulate.

(b)(1) For purposes of this section, "good cause" includes, but is not limited to, both of the following:

(A) The gathering of newsworthy facts by a person described in Section 1070 of the Evidence Code.

(B) The gathering of evidence by a party to an unlawful detainer action solely for the purpose of making a request for judicial notice pursuant to subdivision (d) of Section 452 of the Evidence Code.

(2) It is the intent of the Legislature that a simple procedure be established to request the ex parte order described in subparagraph (D) of paragraph (1) of subdivision (a).

(c) Upon the filing of a case so restricted, the court clerk shall mail notice to each defendant named in the action. The notice shall be mailed to the address provided in the complaint. The notice shall contain a statement that an unlawful detainer complaint (eviction action) has been filed naming that party as a defendant, and that access to the court file will be delayed for 60 days except to a party, an attorney for one of the parties, or any other person who (1) provides to the clerk the names of at least one plaintiff and one defendant in the action and provides to the clerk the address, including any applicable apartment, unit, or space number, of the subject premises, or (2) provides to the clerk the name of one of the parties in the action or the case number and can establish through proper identification that the person lives at the subject premises. The notice shall also contain a statement that access to the court index, register of actions, or other records is not permitted until 60 days after the complaint is filed, except pursuant to an order upon a showing of good cause for access. The notice shall contain on its face the following information:

(1) The name and telephone number of the county bar association.

(2) The name and telephone number of any entity that requests inclusion on the notice and demonstrates to the satisfaction of the court that it has been certified by the State Bar of California as a lawyer referral service and maintains a panel of attorneys qualified in the practice of landlord-tenant law pursuant to the minimum standards for a lawyer referral service established by the State Bar of California and Section 6155 of the Business and Professions Code.

(3) The following statement:

"The State Bar of California certifies lawyer referral services in California and publishes a list of certified lawyer referral services organized by county. To locate a lawyer referral service in your county, go to the State Bar's internet website at www.calbar.ca.gov or call 1-866-442-2529."

(4) The name and telephone number of an office or offices funded by the federal Legal Services Corporation or qualified legal services projects that receive funds distributed pursuant to Section 6216 of the Business and Professions Code that provide legal services to low-income persons in the county in which the action is filed. The notice shall state that these telephone numbers may be called for legal advice regarding the case. The notice shall be issued between 24 and 48 hours of the filing of the complaint, excluding weekends and holidays. One copy of the notice shall be addressed to "all occupants" and mailed separately to the subject premises. The notice shall not constitute service of the summons and complaint.

(5) The following statement, for a notice sent out pursuant to this section between October 1, 2021 and March 31, 2022:

"IMPORTANT NOTICE FROM THE STATE OF CALIFORNIA--YOU MUST TAKE ACTION TO AVOID AN EVICTION: As part of the state's COVID-19 relief plan, money has been set aside to help renters who have fallen behind on rent or utility payments.

If you are behind on rent or utility payments, YOU SHOULD COMPLETE A RENTAL ASSISTANCE APPLICATION IMMEDIATELY! It is free and simple to apply. Citizenship or immigration status does not matter.

You can find out how to start your application by calling 1-833-430-2122 or visiting http://housingiskey.com right away."

(d) Notwithstanding any other law, the court shall charge an additional fee of fifteen dollars (\$15) for filing a first appearance by the plaintiff. This fee shall be added to the uniform filing fee for actions filed under this chapter.

(e) This section does not apply to a case that seeks to terminate a mobilehome park tenancy if the statement of the character of the proceeding in the caption of the complaint clearly indicates that the complaint seeks termination of a mobilehome park tenancy.

(f) This section does not alter any provision of the Evidence Code.

#### Credits

(Added by Stats.1991, c. 1007 (S.B.892), § 3. Amended by Stats.1992, c. 666 (A.B.3453), § 2; Stats.1992, c. 876 (A.B.3296), § 7; Stats.1993, c. 1191 (S.B.236), § 3; Stats.1994, c. 587 (A.B.3600), § 7.5; Stats.1998, c. 931 (S.B.2139), § 118, eff. Sept. 28, 1998; Stats.2001, c. 824 (A.B.1700), § 11; Stats.2003, c. 449 (A.B.1712), § 15; Stats.2003, c. 787 (S.B.345), § 2; Stats.2004, c. 568 (S.B.1145), § 6; Stats.2005, c. 75 (A.B.145), § 41, eff. July 19, 2005, operative Jan. 1, 2006; Stats.2005, c. 610 (A.B.664), § 2; Stats.2010, c. 641 (S.B.1149), § 1; Stats.2012, c. 241 (A.B.1865), § 1; Stats.2016, c. 336 (A.B.2819), § 3, eff. Jan. 1, 2017; Stats.2020, c. 36 (A.B.3364), § 25, eff. Jan. 1, 2020; Stats.2020, c. 37 (A.B.3088), § 17, eff. Aug. 31, 2020; Stats.2021, c. 2 (S.B.91), § 11, eff. Jan. 29, 2021; Stats.2021, c. 27 (A.B.832), § 11, eff. June 28, 2021; Stats.2021, c. 360 (A.B.1584), § 7, eff. Jan. 1, 2022.)

#### **Editors' Notes**

#### LAW REVISION COMMISSION COMMENTS

1998 Amendment

Section 1161.2 is amended to accommodate unification of the municipal and superior courts in a county. Cal. Const. art. VI, § 5(e). Formerly, each county had one or more municipal courts and a superior court, and subdivision (a) referred to an unlawful detainer case filed in a municipal court. A limited civil case is equivalent to a matter within the original jurisdiction of the

municipal court under former law, so Section 1161.2 as amended continues the effect of former law. See Section 85 (limited civil cases) & Comment.

For guidance in applying subdivision (e), see Section 38 (judicial districts) & Comment. [28 Cal.L.Rev.Comm. Reports 51 (1998)].

#### **OFFICIAL FORMS**

#### 2018 Main Volume

<Mandatory and optional Forms adopted and approved by the Judicial Council are set out in West's California Judicial Council Forms Pamphlet.>

Notes of Decisions (2)

West's Ann. Cal. C.C.P. § 1161.2, CA CIV PRO § 1161.2 Current with urgency legislation through Ch. 6 of 2022 Reg.Sess. Some statute sections may be more current, see credits for details.

**End of Document** 

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West's Colorado Revised Statutes Annotated Title 13. Courts and Court Procedure Forcible Entry and Detainer Article 40. Forcible Entry and Detainer--General Provisions (Refs & Annos)

#### C.R.S.A. § 13-40-110.5

#### § 13-40-110.5. Automatic suppression of court records--definition

Effective: December 1, 2020 Currentness

(1) As used in this section, unless the context otherwise requires, "suppressed court record" means a court record that is accessible only to judges; court staff; a party to the case and, if represented, the party's attorneys; authorized judicial department staff; and a person with a valid court order authorizing access to the court record.

(2) Upon the commencement of an action pursuant to this article 40, any court record of the action is a suppressed court record.

(3) When an order granting the plaintiff possession of the premises is entered in an action to which this section applies, the record is no longer a suppressed court record and the court shall make the record available to the public unless the parties to the action agree that the record should remain suppressed. If the parties agree that the record should remain suppressed, the record remains a suppressed court record.

(4) The names of the parties included in a court record that is suppressed pursuant to this section may be used by the court for administrative purposes, but the court shall not, for any reason, publish the names of the parties online.

#### Credits Added by Laws 2020, Ch. 37 (H.B. 20-1009), § 1, eff. Dec. 1, 2020.

#### C. R. S. A. § 13-40-110.5, CO ST § 13-40-110.5

Current through signed legislation effective Feb. 24, 2022 of the Second Regular Session, 73rd General Assembly (2022). Some statute sections may be more current. See credits for details.

**End of Document** 



# Council of the DISTRICT <sup>of</sup> COLUMBIA

#### 🛱 Code of the District of Columbia

## § 42–3505.09. Sealing of eviction court records.

\*NOTE: This section was created by temporary legislation that will expire on October 1, 2022.\*

(a) The Superior Court shall seal all court records relating to an eviction proceeding:

(1) If the eviction proceeding does not result in a judgment for possession in favor of the housing provider, 30 days after the final resolution of the eviction proceeding; or

(2) If the eviction proceeding results in a judgement for possession in favor of the housing provider, 3 years after the final resolution of the eviction proceeding; except, that, if the tenant was the defendant in any additional eviction proceedings that resulted in judgment for possession in favor of the housing provider during the 3-year period after the final resolution of the first eviction proceeding, the court shall seal the court records of all such proceedings at the completion of a 3-year period in which the tenant is not a defendant in another eviction proceeding that resulted in judgment for possession in favor of the tenant is not a defendant in another eviction proceeding that resulted in judgment for possession in favor of the housing the tenant is not a defendant in another eviction proceeding that resulted in judgment for possession in favor of the housing provider.

**(b)** For court records relating to an eviction proceeding filed before March 11, 2020, the requirements of subsection (a) of this section shall apply as of January 1, 2021.

(c)(1) The Superior Court may seal court records relating to an eviction proceeding at any time, upon motion by a tenant, if:

(A) The tenant demonstrates by a preponderance of the evidence that:

(i) The housing provider brought the eviction proceeding because the tenant failed to pay an amount of \$600 or less;

(ii) The tenant was evicted from a unit under a federal or District site-based housing assistance program or a federal or District tenant-based housing assistance program;

(iii) The housing provider's initiation of eviction proceedings against the tenant was in violation of:

(I) § 42-3505.02; or

(II) <u>§ 2-1402.61;</u>

(iv) The housing provider failed to timely abate a violation of 14 DCMR § 100 *et seq.* or 12G DCMR 100 *et seq.* in relation to the defendant tenant's rental unit;

(v) The housing provider initiated the eviction proceedings because of an incident that would constitute a defense to an action for possession under section 501 (c-1) or federal law pertaining to domestic violence, dating violence, sexual assault, or stalking; or

(vi) The parties entered into a settlement agreement that did not result in the housing provider recovering possession of the rental unit; or

**(B)** The Superior Court determines that there are other grounds justifying such relief.

(2) An order dismissing, granting, or denying a motion filed under this subsection shall be a final order for purposes of appeal.

(3)(A) A copy of an order issued under this subsection shall be provided to the tenant or his or her counsel.

**(B)** A tenant may obtain a copy of an order issued under this subsection at any time from the Clerk of the Superior Court, upon proper identification, without a showing of need.

(d) Records sealed under this section shall be opened only:

- (1) Upon written request of the tenant; or
- (2) On order of the Superior Court upon a showing of compelling need.

(e) The court may release records sealed under this section for scholarly, educational, journalistic, or governmental purposes, upon a balancing of the interests of the tenant for nondisclosure against the interests of the requesting party; provided, that the name, address, and any other personal identifying information of the tenant shall be redacted from any records released under this subsection.

(f) The Superior Court shall not order the redaction of the tenant's name from any published opinion of the trial or appellate courts that refer to a record sealed under this section.

(g)(1) Where a housing provider intentionally bases an adverse action taken against a prospective tenant on an eviction court record that the housing provider knows to be sealed pursuant to this section, the prospective tenant may bring a civil action in the Superior Court of the District of Columbia within one year after the alleged violation and, upon prevailing, shall be entitled to the following relief:

- (A) Reasonable attorneys' fees and costs;
- (B) Incidental damages; and
- (C) Equitable relief as may be appropriate.
- (2) For the purposes of this section, the term "adverse action" means:
  - (A) Denial of a prospective tenant's rental application; or

**(B)** Approval of a prospective tenant's rental application, subject to terms or conditions different and less-favorable to the prospective tenant than those included in any written notice, statement, or advertisement for the rental unit, including written communication sent directly from the housing provider to a prospective tenant.

(July 17, 1985, D.C. Law 6-10, § 509; July 17, 1985, D.C. Law 6-10, § 510; as added Feb. 18, 2022, D.C. Law 24-62, § 2(b), 68 DCR 013220.)

#### **Emergency Legislation**

For temporary (90 days) creation of this section, see § 2(b) of Fairness in Renting Congressional Review Emergency Amendment Act of 2022 (D.C. Act 24-307, Jan. 24, 2022, 69 DCR 000635).

For temporary (90 days) creation of this section, see § 2(b) of Fairness in Renting Emergency Amendment Act of 2021 (D.C. Act 24-186, Oct. 25, 2021, 68 DCR 011333).

<u>For temporary (90 days) creation of this section, see § 2(c) of Fairness in Renting</u> <u>Congressional Review Emergency Amendment Act of 2021 (D.C. Act 24-3, Jan. 25, 2021, 68 DCR</u> 001529).

For temporary (90 days) creation of this section, see § 2(c) of Fairness in Renting Emergency Amendment Act of 2020 (D.C. Act 23-497, Nov. 10, 2020, 67 DCR 13949).

#### **Temporary Legislation**

For temporary (225 days) creation of this section, see § 2 of Fairness in Renting Temporary Amendment Act of 2021 (D.C. Law 24-62, Feb. 18, 2022, 68 DCR 013220).

For temporary (225 days) creation of this section, see § 2(c) of Fairness in Renting Temporary Amendment Act of 2021 (D.C. Law 23-255, Mar. 16, 2021, 67 DCR 13959).

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West's Smith-Hurd Illinois Compiled Statutes Annotated Chapter 735. Civil Procedure Act 5. Code of Civil Procedure (Refs & Annos) Article IX. Eviction (Refs & Annos) Part 1. In General (Refs & Annos)

#### 735 ILCS 5/9-121.5

#### 5/9-121.5. Sealing of court file

Effective: May 17, 2021 Currentness

§ 9-121.5. Sealing of court file.

(a) As used in this Section, "court file" means the court file created when an eviction action is filed with the court.

(b) The court shall order the sealing of any court file in a residential eviction action if:

(1) the interests of justice in sealing the court file outweigh the public interest in maintaining a public record;

(2) the parties to the eviction action agree to seal the court file;

(3) there was no material violation of the terms of the tenancy by the tenant; or

(4) the case was dismissed with or without prejudice.

(c) The court file relating to an eviction action brought against a tenant under Section 9-207.5 of this Code or as set forth in subdivision (h)(6) of Section 15-1701 of this Code shall be placed under seal.

(d) A sealed court file shall be made available only to the litigants in the case, their counsel or prospective counsel, and public employees responsible for processing the residential eviction action.

(e) Upon motion and order of the court, a sealed court file may be made available for scholarly, educational, journalistic, or governmental purposes only, balancing the interests of the parties and the public in nondisclosure with the interests of the requesting party. Identifying information of the parties shall remain sealed, unless the court determines that release of the information is necessary to fulfill the purpose of the request and the interests of justice so dictate. Nothing in this subsection shall permit the release of a sealed court file or the information contained therein for a commercial purpose.

(f) Except as provided in subsections (d) and (e), any person who disseminates a court file sealed under this Section, or the information contained therein, for commercial purposes shall be liable for a civil penalty of \$2,000, or twice the actual and consequential damages sustained, whichever is greater, as well as the costs of the action, including reasonable attorney's fees.

(g) The Attorney General may enforce a violation of this Section as an unlawful practice under the Consumer Fraud and Deceptive Business Practices Act. All remedies, penalties, and authority granted to the Attorney General by the Consumer Fraud and Deceptive Business Practices Act shall be available to him or her for the enforcement of this Section.

(h) Nothing in this Section prohibits a landlord from receiving a reference from a previous landlord of a prospective tenant. Nothing in this Section prohibits a landlord from providing a reference for a previous or current tenant to a prospective landlord of that tenant.

(i) This Section is repealed on August 1, 2022.

#### Credits

P.A. 82-280, § 9-121.5, added by P.A. 102-5, § 10-5, eff. May 17, 2021.

#### REPEAL

<Text of section repealed by its own terms, eff. August 1, 2022.>

#### 735 I.L.C.S. 5/9-121.5, IL ST CH 735 § 5/9-121.5

Current through P.A. 102-695 of the 2021 Reg. Sess. Some statute sections may be more current, see credits for details.

**End of Document** 

KeyCite Yellow Flag - Negative Treatment Proposed Legislation

Minnesota Statutes Annotated Judiciary (Ch. 480-494) Chapter 484. District Courts (Refs & Annos)

M.S.A. § 484.014

#### 484.014. Housing records; expungement of eviction information

Effective: August 1, 2010 Currentness

Subdivision 1. Definitions. For the purpose of this section, the following terms have the meanings given:

(1) "expungement" means the removal of evidence of the court file's existence from the publicly accessible records;

(2) "eviction case" means an action brought under sections 504B.281 to 504B.371; and

(3) "court file" means the court file created when an eviction case is filed with the court.

**Subd. 2. Discretionary expungement.** The court may order expungement of an eviction case court file only upon motion of a defendant and decision by the court, if the court finds that the plaintiff's case is sufficiently without basis in fact or law, which may include lack of jurisdiction over the case, that expungement is clearly in the interests of justice and those interests are not outweighed by the public's interest in knowing about the record.

**Subd. 3. Mandatory expungement.** The court shall order expungement of an eviction case commenced solely on the grounds provided in section 504B.285, subdivision 1, clause (1), if the court finds that the defendant occupied real property that was subject to contract for deed cancellation or mortgage foreclosure and:

(1) the time for contract cancellation or foreclosure redemption has expired and the defendant vacated the property prior to commencement of the eviction action; or

(2) the defendant was a tenant during the contract cancellation or foreclosure redemption period and did not receive a notice under section 504B.285, subdivision 1a, 1b, or 1c, to vacate on a date prior to commencement of the eviction case.

#### Credits

Laws 1999, c. 229, § 1, eff. May 26, 1999. Amended by Laws 1999, c. 199, art. 1, § 74, eff. July 1, 1999; Laws 2008, c. 174, § 1, eff. Aug. 1, 2008; Laws 2010, c. 315, § 1, eff. Aug. 1, 2010.

#### M. S. A. § 484.014, MN ST § 484.014

Current with all legislation effective through Feb. 3, 2022 from the 2022 Regular Session. Some statute sections may be more current, see credits for details. The statutes are subject to change as determined by the Minnesota Revisor of Statutes. (These changes will be incorporated later this year.)

**End of Document** 

KeyCite Yellow Flag - Negative Treatment Proposed Legislation

West's Nevada Revised Statutes Annotated Title 3. Remedies; Special Actions and Proceedings (Chapters 28-43) Chapter 40. Actions and Proceedings in Particular Cases Concerning Property (Refs & Annos) Summary Proceedings for Obtaining Possession of Real Property, Recreational Vehicle or Mobile Home (Refs & Annos)

N.R.S. 40.2545

## 40.2545. Unlawful detainer: Sealing of eviction case court file under certain circumstances; notice to surrender must not be made available for public inspection.

#### Effective: May 27, 2021 Currentness

1. If a court grants an action for summary eviction pursuant to NRS 40.253 during the COVID-19 emergency, the court shall automatically seal the eviction case court file.

2. In addition to the provisions for the automatic sealing of an eviction case court file pursuant to subsection 1, in any action for summary eviction pursuant to NRS 40.253, 40.254 or 40.2542, the eviction case court file is sealed automatically and not open to inspection:

(a) Upon the entry of a court order which dismisses the action for summary eviction;

(b) Ten judicial days after the entry of a court order which denies the action for summary eviction; or

(c) Thirty-one days after the tenant has filed an affidavit described in subsection 3 of NRS 40.253 or subsection 3 of NRS 40.2542, if the landlord has failed to file an affidavit of complaint pursuant to subsection 5 of NRS 40.253 or subsection 5 of NRS 40.2542 within 30 days after the tenant filed the affidavit.

3. In addition to the provisions for the automatic sealing of an eviction case court file pursuant to subsections 1 and 2, the court may order the sealing of an eviction case court file for an action for summary eviction pursuant to NRS 40.253, 40.254 or 40.2542:

(a) Upon the filing of a written stipulation by the landlord and the tenant to set aside the order of eviction and seal the eviction case court file; or

(b) Upon motion of the tenant and decision by the court if the court finds that:

(1) The eviction should be set aside pursuant to Rule 60 of the Justice Court Rules of Civil Procedure; or

(2) Sealing the eviction case court file is in the interests of justice and those interests are not outweighed by the public's interest in knowing about the contents of the eviction case court file, after considering, without limitation, the following factors:

(I) Circumstances beyond the control of the tenant that led to the eviction;

(II) Other extenuating circumstances under which the order of eviction was granted; and

(III) The amount of time that has elapsed between the granting of the order of eviction and the filing of the motion to seal the eviction case court file.

4. If the court orders the eviction case court file sealed pursuant to this section, all proceedings recounted in the eviction case court file shall be deemed never to have occurred.

5. Except as otherwise provided in this subsection, a notice to surrender must not be made available for public inspection by any person or governmental entity, including, without limitation, by a sheriff or constable. This subsection does not:

(a) Apply to a notice to surrender which has been filed with a court and which is part of an eviction case court file that has not been sealed pursuant to this section.

(b) Prohibit the service of a notice to surrender pursuant to NRS 40.280, and such service of a notice to surrender shall be deemed not to constitute making the notice to surrender available for public inspection as described in this subsection.

6. As used in this section:

(a) "COVID-19 emergency" means the period of time:

(1) Beginning on March 12, 2020, the date on which the Governor issued the Declaration of Emergency for COVID-19; and

(2) Ending on the date on which the Governor terminates the emergency described in the Declaration.

(b) "Eviction case court file" means all records relating to an action for summary eviction which are maintained by the court, including, without limitation, the affidavit of complaint and any other pleadings, proof of service, findings of the court, any order made on motion as provided in Nevada Rules of Civil Procedure, Justice Court Rules of Civil Procedure and local rules of practice and all other papers, records, proceedings and evidence, including exhibits and transcript of the testimony.

#### Credits

Added by Laws 2017, c. 52, § 1, eff. Oct. 1, 2017. Amended by Laws 2019, c. 55, § 1, eff. July 1, 2019; Laws 2019, c. 600, § 2.5, eff. July 1, 2019; Laws 2021, c. 121, § 2, eff. May 27, 2021.

#### N. R. S. 40.2545, NV ST 40.2545

Current through Ch. 2 (End) of the 33rd Special Session (2021). Text subject to revision and classification by the Legislative Counsel Bureau.

**End of Document** 

West's Oregon Revised Statutes Annotated Title 10. Property Rights and Transactions Chapter 105. Property Rights (Refs & Annos) Forcible Entry and Wrongful Detainer

#### O.R.S. § 105.163

## 105.163. Application by motion for order setting aside judgment and sealing official records of action; filing copy of motion; written objection; filing fee

#### Effective: May 19, 2021 to January 1, 2028 Currentness

<Text of section operative until Jan. 2, 2028. See, also, section operative Jan. 2, 2028.>

<Text subject to final change by the Oregon Office of the Legislative Counsel.>

(1) A person who was a defendant in an action under ORS 105.105 to 105.168 may apply by motion to the court where the judgment was entered for an order setting aside the judgment and sealing the official records of the action pertaining to the applicant. The court shall grant the motion if the court finds that:

(a) The judgment was a judgment of restitution entered against the applicant, the applicant has satisfied any money award included in the judgment and:

(A) At least five years have passed from the date of the judgment; or

(B) The judgment was based on claims that arose on or after April 1, 2020, and before March 1, 2022;

(b) The judgment was a judgment by stipulation of the parties under ORS 105.145 (2) and the applicant has complied with the terms of the stipulated agreement and satisfied any money award included in the judgment; or

(c) The judgment was a judgment or judgment of dismissal entered in the applicant's favor.

(2) The applicant shall serve a copy of the motion filed under subsection (1) of this section upon the person who was the plaintiff in the action under ORS 105.105 to 105.168. Within 30 days of service of the motion, if a written objection is filed, the court shall schedule a hearing.

(3) If, under subsection (2) of this section, no objection is filed or after a hearing the court determines that the applicant is eligible for relief under subsection (1) of this section, the court shall enter an appropriate order setting aside the judgment and sealing the official records of the action pertaining to the applicant. Upon entry of the order, the judgment that is the subject of the motion shall be deemed not to have been entered, and the applicant may answer accordingly any questions relating to its occurrence.

(4) The court may not charge a filing fee for the filing of a motion under subsection (1) of this section.

#### Credits

Added by Laws 2019, c. 351, § 2, eff. Jan. 1, 2020; Laws 2021, c. 39, § 9, eff. May 19, 2021.

#### O. R. S. § 105.163, OR ST § 105.163

Current through Chapter 1 enacted in the 2022 Regular Session of the 81st Legislative Assembly, which convened February 1, 2022, pending classification of undesignated material and text revision by the Oregon Reviser. See ORS 173.160. Some statute sections may be more current, see credits for details.

**End of Document** 

Code of Virginia Title 8.01. Civil Remedies and Procedure Chapter 3. Actions Article 13. Unlawful Entry and Detainer

## § 8.01-130.01. (Effective January 1, 2022) Unlawful detainer; expungement

A. If an action for unlawful detainer filed in general district court is dismissed or a nonsuit is taken and the time in which the action may be recommenced pursuant to § 8.01-229 has expired, provided that no order of possession has been entered in the case, the defendant may file a petition on a form created by the Supreme Court in the general district court in which the underlying unlawful detainer action was filed requesting expungement of the court records relating to the unlawful detainer. The petition shall provide the date that the order of dismissal or nonsuit was entered, the address of the property that was the subject of the unlawful detainer action, and the name of the plaintiff in the unlawful detainer action.

B. Upon finding that the unlawful detainer action was dismissed or a nonsuit was taken and the time for recommencement of the action has expired and no order of possession was entered, the court shall, without a hearing, enter an order requiring the expungement of the court records.

2020, c. 1013.

The chapters of the acts of assembly referenced in the historical citation at the end of this section(s) may not constitute a comprehensive list of such chapters and may exclude chapters whose provisions have expired.

KeyCite Yellow Flag - Negative Treatment Proposed Legislation

West's Wisconsin Statutes Annotated Courts (Ch. 750 to 764) Chapter 758. Judicial Branch Agencies and Committees

W.S.A. 758.20

#### 758.20. Consolidated court automation programs

Effective: March 5, 2020 Currentness

(1) In this section, "Wisconsin Circuit Court Access Internet site" means the Internet site of the consolidated court automation programs, which is the statewide electronic circuit court case management system established under s. 758.19(4) and maintained by the director of state courts, that provides information regarding the cases heard in the circuit courts.

(2) The director of state courts may not remove case management information from the Wisconsin Circuit Court Access Internet site for a civil case that is not a closed, confidential, or sealed case for the following periods:

(a) If a writ of restitution has been granted in an eviction action, a period of at least 10 years.

(b) If an eviction action has been dismissed and no money judgment has been docketed, a period of at least 2 years.

(3) The director of state courts shall ensure the Wisconsin Circuit Court Access Internet site provides the department of corrections access to the information required to complete the report under s. 973.25(8).

Credits <<For credits, see Historical Note field.>>

W. S. A. 758.20, WI ST 758.20 Current through 2021 Act 118, published December 8, 2021

**End of Document** 

## **Operating** Procedures

#### Branch Procedures Menu 🔻

## Media Coverage, Public Access and Records Management

### VII. Media Coverage, Public Access and Records

#### Management

#### 1. Media Coverage:

- a. **Definition:** A "Media Representative" shall have bona fide credentials or identification issued by a bona fide media organization whose news reports are made available to the general public on a regular basis.
- b. **Policies:** 
  - i. The Presiding Judge for each Court may establish guidelines for a Judicial Officer presiding over a case to authorize, at his discretion, photographic and electronic media coverage of non-jury, non-confidential civil proceedings under Rule 2.10 (C) of the Delaware Judges Code of Judicial Conduct.
  - ii. Video and audio recordings of Supreme Court non-confidential oral arguments are posted on the official website of the Delaware Judiciary in the time frame determined by the Supreme Court, generally two days after the oral arguments have concluded, and are available for one year thereafter.

#### 2. Public Access to Court Administrative and Case Records:

Although the Judicial Branch, a separate, coequal Branch of government under our State Constitution, is exempt from the requirement of the Delaware Freedom of Information Act, 29 *Del. C.* Chapter 100 (http://delcode.delaware.gov/title29/c100/), the Judicial Branch supports the presumption of open public access to Court records, a presumption that can be out-weighed by other public policy concerns including security or confidentiality. The Judicial Branch has adopted formal public access policies or procedures covering the release of administrative and case records based on the *Template Policy on Public Access to Judicial Branch Administrative Records*, attached as Appendix I 🖗 (/forms/download.aspx?id=83608). Judicial Branch policies are included and shall be posted online for the general public:

- a. Administrative Office of the Courts Policy Statement 18, *Delaware Administrative Office of the Courts Policy on Public Access to Administrative Records*, attached as Appendix I-1 🗟 (/forms/download.aspx?id=83618);
- b. *Policy on Public Access to Supreme Court Administrative Records*, attached as Appendix I-2 (/forms/download.aspx?id=83628);
- c. *Policy on Public Access to Records in the Delaware Court of Chancery*, attached as Appendix I-3 (/forms/download.aspx?id=83638);
- d. Administrative Directive of the President Judge of the Superior Court of the State of Delaware (No. 2000-5) *Policy on Public Access to Superior Court Judicial Records*, attached as Appendix I-4 (/forms/download.aspx?id=83648);
- e. *The Family Court of the State of Delaware Public Access Policy (May 8, 2007)*, attached as Appendix I-5 (/forms/download.aspx?id=83658);
- f. Administrative Directive of the Chief Judge of the Court of Common Pleas for the State of Delaware (No. 2001-1) *Policy on Public Access to the Court of Common Pleas Judicial Records*, attached as Appendix I-6 (/forms/download.aspx?id=83668);
- g. Justice of the Peace Court Policy Directive 14-249 (October 21, 2014) *Public Access to Administrative Records*, attached as Appendix I-7A 🗟 (/forms/download.aspx?id=119528).
- h. Justice of the Peace Court Policy Directive 14-250 (October 21, 2014) *Public Access to Court Records*, attached as Appendix I-78 🕅 (/forms/download.aspx?id=83678).

#### 3. Online Judicial Opinions and Case Records:

- a. <u>Public Records:</u> Judicial opinions and case records posted on the Judicial Branch's website or available through Court Connect are public records. The Judicial Branch will not impede online search engines from indexing or publishing opinions, except in limited circumstances warranting such exceptions.
- b. **Exceptions:** In limited circumstances, including a serious threat to an individual's safety or significant negative implications relating to an individual's ability to transact business or obtain or retain employment or housing, an individual may request that access to an opinion or Court record be restricted.

3/10/22, 3:03 PM

#### Media Coverage, Public Access and Records Management - Operating Procedures for the Delaware Judicial Branch - Administrat...

- i. An individual requesting restricted access to records shall send her application to the Court that published the opinion or maintains the record and shall include the following information:
  - 1. name of the applicant (the applicant has to be the person whose name is referenced in the case(s)) or the legal representative of that person;
  - 2. case name(s);
  - 3. case number(s);
  - 4. Court from which the case(s) were issued; and reason(s) why the applicant is asking for restricted access to the opinion or case record.
- ii. The Court that published the opinion and maintains the record shall determine whether online access to the record or opinion should be restricted.
- iii. The administrative or computer costs associated with implementing the actions may be assessed to the applicant. If costs will be assessed in a particular situation, the applicant will be provided an estimate, and must agree to pay the costs, in advance of the performance of the work.
- iv. The Judicial Branch is not responsible if opinions or Court records continue to be available online from other websites through non-state search engines once the Judicial Branch has removed the information from its website.

☐ Return to Table of Contents (index.aspx)



#### MENU

AOC Home (/aoc/index.aspx)

About (/aoc/mission.aspx)

Judicial Branch Operating Procedures (/aoc/operating-procedures/)

Media (/aoc/press.aspx)

Publications (/aoc/publications.aspx)

Employment (/career/)

Contacts (/aoc/contacts.aspx)



#### COURTS

#### SUPREME COURT (/SUPREME/)

Hours & Locations (/locations/supreme.aspx) Operating Procedures (/forms/download.aspx?id=117538) Opinions (/opinions/index.aspx?ag=supreme+court) Oral Arguments (/supreme/oralarguments/) Press Releases (/supreme/press.aspx)

#### COURT OF CHANCERY (/CHANCERY/)

Hours & Locations (/locations/chancery.aspx) Contacts (/chancery/telephone-ncc.aspx) Guardianship (/chancery/guardianship/) Mediation (/forms/download.aspx?id=15478) Room Reservation (/chancery/roomrequest.aspx)

#### SUPERIOR COURT (/SUPERIOR/)

Hours & Locations (/locations/superior.aspx) Contacts (/superior/contact\_superior.aspx) Expungement (/help/expungements.aspx) Pay Criminal Fines/Restitution (/aoc/oscce/epayments.aspx) Weapon Permits (/superior/weapons.aspx)

#### FAMILY COURT (/FAMILY/)

Hours & Locations (/locations/family.aspx) Child Support Calculator (/family/supportcalculator/) Divorce Information (/family/divorce/) Legal Assistance (/help/legalassistance.aspx) Question Form (/family/question.aspx)

#### COURT OF COMMON PLEAS (/COMMONPLEAS/)

3/10/22, 3:03 PM Media Coverage, Public Access and Records Management - Operating Procedures for the Delaware Judicial Branch - Administrat...

Hours & Locations (/locations/commonpleas.aspx) Administrative Directives (/commonpleas/admdir.aspx) Fees and Charges (/help/fees/ccpfees.aspx) Mediation ☑ (/forms/download.aspx?id=45808) Proceedings and Process (/commonpleas/ccp\_civil.aspx)

#### JUSTICE OF THE PEACE COURT (/JPCOURT/)

Hours & Locations (/locations/jpcourt.aspx) Civil Fees (/help/fees/jpfees.aspx) Civil Case Process (/jpcourt/jpcivil.aspx) Topics A-Z (/jpcourt/topics.aspx) Victim's Assistance (/help/jp\_crimevictim.aspx)

#### ADMINISTRATIVE OFFICE OF THE COURTS (/AOC/)

Contacts (/aoc/contacts.aspx) Non-judicial Agencies (/agencies.aspx) Employment (/career/) Judicial Branch Op. Procedures (/aoc/operating-procedures/)

#### ARMS OF THE COURT (/SUPREME/INDEX.ASPX#ARMS)

Board of Bar Examiners (/bbe/) Continuing Legal Education (/cle/) Lawyers Fund for Client Protection (/lfcp/) Office of Disciplinary Counsel (/odc/) Commission on Law & Technology (/declt/)

#### HELP

#### CIVIL

Abandoned Personal Property (/help/jp\_property.aspx) Change Your Name (/forms/download.aspx?id=16858) Court Proceedings (/help/proceedings/) Licenses/Registrations (/help/licensesregistrations/) Landlord/Tenant (/help/landlordtenant/)

#### FAMILY

Adoption (/family/adoption/) Custody (/family/custody/) Divorce (/family/divorce/) Guardianship (/family/guardianship/) Support (/family/support/)

#### CRIMINAL

3/10/22, 3:03 PM Media Coverage, Public Access and Records Management - Operating Procedures for the Delaware Judicial Branch - Administrat...

Bail Bonds (/help/bail/) Expungement/Pardons (/help/expungements.aspx) Family Court Processes (/help/proceedings/fc\_criminal.aspx) CCP Proceedings (/help/proceedings/ccp.aspx) Transcripts (/help/transcripts.aspx)

#### TRAFFIC

Justice of the Peace FAQ (/help/traffic/) CCP Traffic Court (/help/traffic/traffic\_ccp.aspx) Restoration of Driving ☑ (/forms/download.aspx?id=45668) Restoration of License ☑ (/forms/download.aspx?id=6128) Pay Traffic Ticket (https://deljis.delaware.gov/eticketinstructions.shtml)

#### INFORMATION



PUBLIC (/INFORMATION\_PUBLIC.ASPX)



JURORS (/INFORMATION\_JURORS.ASPX)



ATTORNEYS (/INFORMATION\_ATTORNEYS.ASPX)



MEDIA (/INFORMATION\_MEDIA.ASPX)



(../../index.aspx)

#### ACCESS TO JUSTICE (/SUPREME/ACCESS.ASPX)

#### ADA ACCOMMODATION REQUEST (/AOC/ADA.ASPX)

Material en español (/help/espanol.aspx)

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