

Set-Fee Eviction Schedule for Residential Tenancies
 (Effective January 2026)

Pre-Eviction Notices:	
Pay or Vacate Notice (less than 3 months' rent)	\$200.00
Pay or Vacate Notice (3 months' rent or more)	\$275.00
Notice of Payment Plan Offer	\$150.00
Notice of Rent Increase / Notice of Intent to Enter	\$200.00
Notice to Comply or Vacate and other notices (Additional charge for complex or lengthy notices)	\$400.00 to \$500.00
Termination Notices/End of Tenancy Notice	\$275.00

Evictions Summons and Complaint:	
Prepare Summons & Complaint for Unlawful Detainer	\$275.00
Fast-Track to Alternative Service of Summons & Complaint	\$325.00
Prepare Additional Summons (5+ attempts or to multiple addresses)	\$200.00

Court Appearances and Other Services:	
Offer of Mutual Termination of Tenancy	\$500.00
Schedule Show Cause Hearing (includes one 30-minute meeting with our attorney to prepare for the hearing)	\$650.00
Court appearance for short hearing (hearing without contested arguments or evidence)	\$400.00
Court appearance for substantive Show Cause hearing (hearing where argument is made or evidence is presented)	\$800.00
Present Default Judgment or Breach of Settlement	\$600.00
Court appearance for Tenant's Stay/Reinstatement Petition	\$800.00
Court appearance to dismiss case	\$250.00

Negotiate Settlement or Payment Plan:	
(negotiate reinstatement, repayment plan, or rental assistance)	\$575.00

Court Costs	
Most services incur fees from third parties that Client is responsible to pay. These include:	
Process Server's Fee	\$125.00 minimum, varies by address
Court's Filing Fee	\$50.00 to \$300.00
Clerk's Working Copy Fee	\$40.00 minimum, varies by county
Clerk's Writ Fee	\$24.00 minimum, varies by county
Sheriff's Eviction Fee	\$85.00 minimum, varies by county