Moratorium Tracker

Five local decisions | October policy changes and development exposure

This week's sample spans new restrictions, long extensions and a pending policy decision in a major data center market. The differences matter for site selection: Richmond is a multi-year entry constraint, Clackamas stops application intake, and Loudoun remains a dated legislative watchpoint.

Authority	Position	Term / next decision
Clackamas County, OR	In effect	120 days from immediate effectiveness on October 22, 2026, unless extended or repealed
Hayward, CA	In effect	Initial 45-day urgency moratorium, effective immediately; further extensions require Council action
Richmond, CA	Extended	Extended through September 15, 2028
Visalia, CA	Extended	Extended by ten months and fifteen days
Loudoun County, VA	Proposed	Proposed pause of up to 12 months; consideration deferred to November 17, 2026

Where to focus

For acquisition teams, compare the parcel's governing authority and existing entitlements before pricing a policy discount. For portfolio monitoring, retain extension hearings and replacement-rule proceedings as separate milestones. A favorable existing approval can have more near-term value when new competing applications cannot advance.

Local policy detail

Decisions, scope and commercial implications

Clackamas County, OR

Board resolution adopted October 22, 2026 | Latest action 2026-10-22

The Board of County Commissioners adopted a data center moratorium 5-0 on October 22. It immediately prohibits accepting, processing or approving new applications for new data centers and expansions serving as primary uses in unincorporated Clackamas County for 120 days, unless extended or repealed. A six-month extension requires another public hearing and findings that the need persists and reasonable progress is being made.

Development exposure. Application intake is the immediate constraint. A site search inside an incorporated city follows a different local authority; the county measure covers unincorporated land.

Next watchpoint. Track the county's replacement rules and any extension hearing. The resolution requires findings and a public hearing for a six-month extension.

Official record | Underlying review 2026-10-22

Hayward, CA

Urgency Ordinance 26-09 | Latest action 2026-10-20

The City Council adopted an immediate moratorium on new data center approvals 7-0 on October 20. The initial term is 45 days, with further extensions requiring Council action. The city is studying cumulative effects on power, water, air quality, noise and emergency response. Its October 21 announcement identifies four existing or approved facilities, including Stack SVY03A under construction; the pause is not described as stopping those operations or construction.

Development exposure. The restriction affects the next wave of approvals while the city examines cumulative infrastructure and neighborhood effects. Existing approvals are commercially important: the city identifies four existing or approved facilities, including STACK SVY03A under construction.

Next watchpoint. Watch the first extension and permanent standards. New applications and already-approved phases occupy different positions in the local pipeline.

Official record | Underlying review 2026-10-22

Local policy detail

Decisions, scope and commercial implications

Richmond, CA

October 20 extension of Urgency Ordinance 13-26 N.S. | Latest action 2026-10-20

The City Council voted 7-0 on October 20 to extend the moratorium on new data centers through September 15, 2028. The extension allows time for technical research, community engagement and permanent land-use rules. Staff reported no pending data center applications.

Development exposure. The extension changes the time horizon materially: a short initial pause has become a restriction running into September 2028. Staff reported no applications pending, so the immediate exposure is future market entry.

Next watchpoint. Track the technical study, public engagement and permanent zoning proposal. A formal extension or replacement ordinance is more informative than the passage of the initial 45 days.

Official record | Underlying review 2026-10-22

Visalia, CA

Ordinance 2026-12, extending Ordinance 2026-10 | Latest action 2026-10-19

The City Council voted 5-0 on October 19 to extend the moratorium on new data center developments and communications equipment buildings by ten months and fifteen days. Exemptions cover ancillary server rooms, separately regulated telecommunications facilities, emergency communications solely for public-agency use and regulated utility facilities primarily serving utility operations.

Development exposure. The measure reaches communications equipment buildings as well as new data centers. Ancillary server rooms and specified telecom, emergency-public-agency and regulated utility uses are exempt. Those use definitions matter for acquisition screening.

Next watchpoint. Carry the adopted ten-month-and-fifteen-day term. The ordinance has inconsistent commencement language, so an exact sunset needs city clarification.

Official record | Underlying review 2026-10-22

Local policy detail

Decisions, scope and commercial implications

Loudoun County, VA

Proposed resolution, Board business meeting item 14p | Latest action 2026-10-20

The county deferred consideration of a proposed pause on legislative data center and substation applications from October 20 to November 17. The September 15 vote authorized future consideration of a resolution, rather than imposing the proposed pause. The county describes a potential term of up to 12 months while its data center standards and locations review proceeds.

Development exposure. The proposed pause targets legislative data center and substation applications while standards and locations are reviewed. The next decision is scheduled for November 17.

Next watchpoint. Assess the entitlement route for each parcel. Exposure is greatest where a developer needs a legislative land-use change; this proposal is not a generic construction-stage event.

Official record | Underlying review 2026-10-22

Monitoring calendar

Milestone	Why it matters
November 17 | Loudoun	Scheduled consideration of the legislative-application pause.
Initial 45-day period | Hayward	Council action determines whether the pause is extended.
120-day period | Clackamas	Track replacement rules and any extension hearing.
September 15, 2028 | Richmond	Adopted end date of the extended restriction.