



Committee: PHP

Committee Review: At a future date

Staff: Christine Wellons, Chief Legislative Attorney

Purpose: To receive testimony – no vote expected

AGENDA ITEM #5

October 28, 2025

Public Hearing

SUBJECTS

Expedited Bill 31-25, Landlord-Tenant Relations– Landlord Notice Requirements – Evictions

Lead Sponsor: Councilmember Mink

Co-Sponsors: Council President Stewart, Council Vice President Jawando, and Councilmembers Fani-González, Albornoz, Luedtke, and Sayles

EXPECTED ATTENDEES

Public speakers

COUNCIL DECISION POINTS & COMMITTEE RECOMMENDATION

- Receive testimony.

DESCRIPTION/ISSUE

Expedited Bill 31-25 would:

- (1) require landlords to notify tenants and the County of scheduled evictions;
- (2) establish penalties for noncompliance; and
- (3) generally amend County law regarding landlord-tenant relations.

SUMMARY OF KEY DISCUSSION POINTS

- N/A

This report contains:

Staff Report	Pages 1-2
Expedited Bill 31-25	© 1
2025 Laws of Maryland, Ch. 563 (House Bill 767)	© 4
Economic Impact Statement	© 16
Testimony of Sherrif Uy	© 19

*The Fiscal Impact Statement was not available from the Office of Management and Budget at publication of this staff report.

*The Climate Assessment, and Racial Equity & Social Justice Impact Statements were not available at the time of publication of this staff report. They can be found at the below address when available: [Racial Equity and Social Justice, Economic, and Climate Impact Statements - Office of Legislative Oversight- Montgomery County, Maryland \(montgomerycountymd.gov\)](https://montgomerycountymd.gov/legis/legis-over/legis-over-impact-statements)

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M E M O R A N D U M

October 23, 2025

TO: County Council

FROM: Christine Wellons, Chief Legislative Attorney

SUBJECT: Expedited Bill 31-25, Landlord-Tenant Relations – Landlord Notice Requirements – Evictions

PURPOSE: Public Hearing – receive testimony

Expedited Bill 31-25, Landlord-Tenant Relations – Landlord Notice Requirements – Evictions, is scheduled for introduction on October 7, 2025. The Lead Sponsor is Councilmember Mink. Co-Sponsors are Council President Stewart, Council Vice President Jawando, and Councilmembers Fani-González, Albornoz, Luedtke, and Sayles. A public hearing on the bill is scheduled for October 28 at 1:30 p.m. A worksession of the Planning, Housing, and Parks (PHP) Committee is scheduled tentatively for December 1, 2025.

Expedited Bill 31-25 would:

- (1) require landlords to notify tenants and the County of scheduled evictions;
- (2) establish penalties for noncompliance; and
- (3) generally amend County law regarding landlord-tenant relations.

BACKGROUND

During the 2025 Maryland General Assembly Session, the General Assembly amended landlord-tenant law regarding notices of evictions. Effective October 1, 2025, Maryland law requires a landlord – at least 6 days before a scheduled date of repossession as set by the Sheriff – to provide written notice to the tenant of the date the warrant of restitution is scheduled to be executed (*i.e.*, the date that the eviction will take place).

Under the new state law, Chapter 563 of the 2025 Laws of Maryland, the written notice must be provided to the tenant through multiple methods, including by a posting on the premises, a first-class mailing, and (if available) an email or text.

The new state law expressly enables local jurisdictions to increase the requirement of the 6-day advance notice to a 14-day advance notice. In accordance with the enabling authority, Expedited Bill 31-25 would increase the notice requirement to 14 days.

BILL SPECIFICS

Pursuant to Chapter 563 of the 2025 Laws of Maryland, Expedited Bill 31-25 would require landlords to notify tenants of scheduled evictions in writing 14 days prior to the eviction.

As required under the state law, the written notice would be provided via posting on the premises, mailing, and – if available - email or text. The bill also would require the landlord to provide a copy of the notice to the Department of Housing and Community Affairs.

A failure to provide the required advance notice would be a Class A violation – which would be in addition to any actual damages, reasonable attorney’s fees and costs, injunctive relief, and other remedies available to the tenant under state law.

<u>This packet contains:</u>	<u>Circle #</u>
Expedited Bill 31-25	1
2025 Laws of Maryland, Ch. 563 (House Bill 767)	4
Economic Impact Statement	16
Testimony of Sherrif Uy	19

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Expedited Bill No. 31-25
Concerning: Landlord-Tenant Relations—
Landlord Notice Requirements —
Evictions
Revised: 10/7/2025 Draft No. 2
Introduced: October 7, 2025
Expires: December 7, 2026
Enacted: _____
Executive: _____
Effective: _____
Sunset Date: None
Ch. _____, Laws of Mont. Co. _____

COUNTY COUNCIL FOR MONTGOMERY COUNTY, MARYLAND

Lead Sponsor: Councilmember Mink
Co-Sponsors: Council President Stewart, Council Vice President Jawando, and Councilmembers
Fani-González, Albornoz, Luedtke, and Sayles

AN EXPEDITED ACT to:

- (1) require landlords to notify tenants and the County of scheduled evictions;
- (2) establish penalties for noncompliance; and
- (3) generally amend County law regarding landlord-tenant relations.

By adding

Montgomery County Code
Chapter 29, Landlord-Tenant Relations
Section 29-31A

Boldface	<i>Heading or defined term.</i>
<u>Underlining</u>	<i>Added to existing law by original bill.</i>
[Single boldface brackets]	<i>Deleted from existing law by original bill.</i>
<u>Double underlining</u>	<i>Added by amendment.</i>
[[Double boldface brackets]]	<i>Deleted from existing law or the bill by amendment.</i>
* * *	<i>Existing law unaffected by bill.</i>

The County Council for Montgomery County, Maryland approves the following Act:

1 **Sec. 1. Section 29-31A is added as follows:**

2 **29-31A. Evictions – Notice requirements.**

3 **(a) Advance notice – required.**

4 (1) After a court has issued a warrant of restitution, the landlord
 5 must, at least 14 days before the scheduled date of repossession
 6 as set by the Sheriff, provide written notice to the tenant of the
 7 date on which the warrant of restitution is scheduled to be
 8 executed by:

9 (A) sending the notice by first-class mail with certificate of
 10 mailing;

11 (B) posting the notice on the front door of the leased premises
 12 and taking a date-stamped photograph of the notice posted
 13 on the front door; and

14 (C) if the landlord knows or has on file the e-mail address or
 15 cellphone number of the tenant, sending the notice
 16 electronically to the tenant by an e-mail message or a text
 17 message.

18 (2) The landlord must:

19 (A) provide written notice under paragraph (1) to the tenant in
 20 the manner and format required under Title 8 of the Real
 21 Property Article of the Maryland Code, as amended; and

22 (B) provide a copy of the written notice to the Department, in
 23 the manner and format required by the Director.

24 **(b) Penalties.**

25 (1) A landlord commits a Class A civil violation if the landlord:

26 (A) fails to provide notice as required under this Section; or

(B) intentionally provides false or misleading information to a tenant under this Section.

(2) The penalties under this Section are in addition to any actual damages, reasonable attorney's fees and costs, injunctive relief, and other remedies available to the tenant under state law.

Sec. 2. Expedited Effective Date. The Council declares that this Act is necessary for the immediate protection of the public interest. This Act takes effect on the date on which it becomes law.

Chapter 563

(House Bill 767)

AN ACT concerning

**Real Property – Landlord and Tenant – Procedures for Failure to Pay Rent,
Breach of Lease, and Tenant Holding Over
~~(Tenant Possessions Recovery Act)~~**

FOR the purpose of requiring a landlord to provide certain notice to a tenant when a court has issued a warrant of restitution for a failure of a tenant to pay rent, a breach of lease, or a tenant holding over under certain circumstances; establishing certain procedures and requirements for the execution of a warrant for repossession; ~~providing for the disposition of certain personal property following the execution of a warrant of restitution;~~ establishing that this Act does not restrict the authority of the State or a local jurisdiction to enact certain legislation; and generally relating to repossession for failure to pay rent, breach of lease, and tenant holdovers.

BY repealing and reenacting, with amendments,
Article – Real Property
Section 8–401(f), (g), and (h), 8–402(b), and 8–402.1
Annotated Code of Maryland
(2023 Replacement Volume and 2024 Supplement)

BY adding to
Article – Real Property
Section 8–401(g) and 8–407
Annotated Code of Maryland
(2023 Replacement Volume and 2024 Supplement)

Preamble

WHEREAS, Failing to provide a tenant with reasonable notice ~~and an opportunity to reclaim their personal belongings after~~ of an eviction is inconsistent with human dignity and human rights and creates an increased potential for violent confrontations on eviction; ~~and~~

~~WHEREAS, Landlords should not be burdened with removing a tenant's personal belongings and placing them into public view immediately on eviction of the tenant; and~~

~~WHEREAS, Neighborhoods benefit from having a tenant's personal belongings safely stored rather than becoming a source of blight in the community;~~ now, therefore,

SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF MARYLAND,
That the Laws of Maryland read as follows:

Article – Real Property

8–401.

(f) (1) (i) **[Subject] EXCEPT AS PROVIDED IN § 8–407 OF THIS SUBTITLE AND SUBJECT** to the provisions of paragraph (2) of this subsection, if judgment is given in favor of the landlord, and the tenant fails to comply with the requirements of the order within 7 days, the court shall, at any time after the expiration of the 7 days, issue its warrant, directed to any official of the county entitled to serve process, ordering the official to cause the landlord to have again and repossess the property by putting the landlord, or the landlord's duly qualified agent or attorney, in possession of the property~~¶~~, and for that purpose to remove from the property, by force if necessary, all the furniture, implements, tools, goods, effects or other chattels of every description whatsoever belonging to the tenant, or to any person claiming or holding by or under the tenant~~¶~~.

(ii) If the landlord does not order a warrant of restitution within 60 days from the later of the date of judgment or the expiration date of any stay of execution:

1. The judgment for possession shall be stricken; and

2. The judgment shall be applied to the number of judgments necessary to foreclose a tenant's right to redemption of the leased premises as established in subsection **[(g)(2)] (H)(2)** of this section unless the court in its discretion determines that the judgment may not apply for purposes of subsection **[(g)(2)] (H)(2)** of this section.

(iii) If the landlord orders a warrant of restitution but takes no action on the warrant within 60 days from the later of the date the court issues the order for the warrant or the date as otherwise extended by the court:

1. The warrant of restitution shall expire and the judgment for possession shall be stricken; and

2. The judgment shall be applied to the number of judgments necessary to foreclose a tenant's right to redemption of the leased premises as established in subsection **[(g)(2)] (H)(2)** of this section unless the court in its discretion determines that the judgment may not apply for purposes of subsection **[(g)(2)] (H)(2)** of this section.

(2) (i) The administrative judge of any district shall stay the execution of a warrant of restitution of a residential property, from day to day, in the event of extreme weather conditions affecting the residential property, including:

1. A temperature or next-day forecasted temperature of 32 degrees Fahrenheit or lower;

2. A winter storm warning or blizzard warning issued by the National Weather Service;
3. A hurricane warning or tropical storm warning issued by the National Weather Service; and
4. An excessive heat warning issued by the National Weather Service.

(ii) When a stay has been granted under this paragraph, the execution of the warrant of restitution for which the stay has been granted shall be given priority and completed within 5 days after the extreme weather conditions cease.

(G) A WARRANT OF RESTITUTION ISSUED UNDER THIS SECTION SHALL BE EXECUTED IN COMPLIANCE WITH THE PROVISIONS OF § 8-407 OF THIS SUBTITLE.

[(g)] (H) (1) Subject to paragraph (3) of this subsection, in any action of summary ejectment for failure to pay rent where the landlord is awarded a judgment giving the landlord restitution of the leased premises, the tenant shall have the right to redemption of the leased premises by tendering in cash, certified check, or money order to the landlord or the landlord's agent all past due amounts, as determined by the court under subsection (e) of this section, plus all court awarded costs and fees, at any time before actual execution of the eviction order.

(2) An electronic or written check issued by a political subdivision or on behalf of a governmental entity shall have the same legal effect as a payment made by the tenant under paragraph (1) of this subsection.

(3) This subsection does not apply to any tenant against whom three judgments of possession have been entered for rent due and unpaid in the 12 months prior to the initiation of the action to which this subsection otherwise would apply.

[(h)] (I) (1) The tenant or the landlord may appeal from the judgment of the District Court to the circuit court for any county at any time within 4 days from the rendition of the judgment.

(2) The tenant, in order to stay any execution of the judgment, shall give a bond to the landlord with one or more sureties, who are owners of sufficient property in the State of Maryland, with condition to prosecute the appeal with effect, and answer to the landlord in all costs and damages mentioned in the judgment, and other damages as shall be incurred and sustained by reason of the appeal.

(3) The bond shall not affect in any manner the right of the landlord to proceed against the tenant, assignee or subtenant for any and all rents that may become due and payable to the landlord after the rendition of the judgment.

8–402.

(b) (1) (i) Subject to § 8–406 of this subtitle and where any tenancy is for any definite term or at will, and the landlord shall desire to repossess the property after the expiration of the term for which it was leased and shall give notice as required under subsection (c) of this section to the tenant or to the person actually in possession of the property to remove from the property at the end of the term, and if the tenant or person in actual possession shall refuse to comply, the landlord may make complaint in writing to the District Court of the county where the property is located.

(ii) 1. The court shall issue a summons directed to any constable or sheriff of the county entitled to serve process, ordering the constable or sheriff to notify the tenant, assignee, or subtenant to appear on a day stated in the summons before the court to show cause why restitution should not be made to the landlord.

2. The constable or sheriff shall serve the summons on the tenant, assignee, or subtenant on the property, or on the known or authorized agent of the tenant, assignee, or subtenant.

3. If, for any reason those persons cannot be found, the constable or sheriff shall affix an attested copy of the summons conspicuously on the property.

4. After notice to the tenant, assignee, or subtenant by first-class mail, the affixing of the summons on the property shall be conclusively presumed to be a sufficient service to support restitution.

(iii) [Upon] **ON** the failure of either of the parties to appear before the court on the day stated in the summons, the court may continue the case to a day not less than 6 [nor] **DAYS OR** more than 10 days after the day first stated and notify the parties of the continuance.

(2) (i) If [upon] **ON** hearing the parties, or in case the tenant or person in possession shall neglect to appear after the summons and continuance the court shall find that the landlord had been in possession of the leased property, that the said tenancy is fully ended and expired, that due notice to quit as aforesaid had been given to the tenant or person in possession and that the tenant or person in possession had refused so to do, the court shall [thereupon] give judgment for the restitution of the possession of said premises and shall forthwith issue its warrant to the sheriff or a constable in the respective counties commanding the tenant or person in possession forthwith to deliver to the landlord possession thereof in as full and ample manner as the landlord was possessed of the same at the time when the tenancy was made, and shall give judgment for costs against the tenant or person in possession so holding over.

(ii) Either party shall have the right to appeal therefrom to the circuit court for the county within 10 days from the judgment.

(iii) If the tenant appeals and files with the District Court an affidavit that the appeal is not taken for delay, and also a good and sufficient bond with one or more securities conditioned that the tenant will prosecute the appeal with effect and well and truly pay all rent in arrears and all costs in the case before the District Court and in the appellate court and all loss or damage which the landlord may suffer by reason of the tenant's holding over, including the value of the premises during the time the tenant shall so hold over, then the tenant or person in possession of said premises may retain possession thereof until the determination of said appeal.

(iv) The appellate court shall, [upon] **ON** application of either party, set a day for the hearing of the appeal, not less than 5 [nor] **DAYS OR** more than 15 days after the application, and notice for the order for a hearing shall be served on the opposite party or that party's counsel at least 5 days before the hearing.

(v) If the judgment of the District Court shall be in favor of the landlord, a warrant shall be issued by the appellate court to the sheriff, who shall proceed forthwith to execute the warrant.

(3) A WARRANT OF RESTITUTION UNDER PARAGRAPH (2)(I) OF THIS SUBSECTION SHALL BE EXECUTED IN COMPLIANCE WITH THE PROVISIONS OF § 8-407 OF THIS SUBTITLE.

8-402.1.

(a) (1) (i) Subject to § 8-406 of this subtitle and where an unexpired lease for a stated term provides that the landlord may repossess the premises prior to the expiration of the stated term if the tenant breaches the lease, the landlord may make complaint in writing to the District Court of the county where the premises is located if:

1. The tenant breaches the lease;

2. A. The landlord has given the tenant 30 days' written notice that the tenant is in violation of the lease and the landlord desires to repossess the leased premises; or

B. The breach of the lease involves behavior by a tenant or a person who is on the property with the tenant's consent, which demonstrates a clear and imminent danger of the tenant or person doing serious harm to themselves, other tenants, the landlord, the landlord's property or representatives, or any other person on the property and the landlord has given the tenant or person in possession 14 days' written notice that the tenant or person in possession is in violation of the lease and the landlord desires to repossess the leased premises; and

3. The tenant or person in actual possession of the premises refuses to comply.

(ii) The court shall summons immediately the tenant or person in possession to appear before the court on a day stated in the summons to show cause, if any, why restitution of the possession of the leased premises should not be made to the landlord.

(2) (i) If, for any reason, the tenant or person in actual possession cannot be found, the constable or sheriff shall affix an attested copy of the summons conspicuously on the property.

(ii) After notice is sent to the tenant or person in possession by first-class mail, the affixing of the summons on the property shall be conclusively presumed to be a sufficient service to support restitution.

(3) If either of the parties fails to appear before the court on the day stated in the summons, the court may continue the case for not less than [six nor] **6 DAYS OR** more than 10 days and notify the parties of the continuance.

(b) (1) If the court determines that the tenant breached the terms of the lease and that the breach was substantial and warrants an eviction, the court shall give judgment for the restitution of the possession of the premises and issue its warrant to the sheriff or a constable commanding the tenant to deliver possession to the landlord in as full and ample manner as the landlord was possessed of the same at the time when the lease was entered into. The court shall give judgment for costs against the tenant or person in possession.

(2) Either party may appeal to the circuit court for the county, within [ten] **10** days from entry of the judgment. If the tenant (i) files with the District Court an affidavit that the appeal is not taken for delay; (ii) files sufficient bond with one or more securities conditioned [upon] **ON** diligent prosecution of the appeal; (iii) pays all rent in arrears, all court costs in the case; and (iv) pays all losses or damages which the landlord may suffer by reason of the tenant's holding over, the tenant or person in possession of the premises may retain possession until the determination of the appeal. [Upon] **ON** application of either party, the court shall set a day for the hearing of the appeal not less than [five nor] **5 DAYS OR** more than 15 days after the application, and notice of the order for a hearing shall be served on the other party or that party's counsel at least [five] **5** days before the hearing. If the judgment of the District Court is in favor of the landlord, a warrant shall be issued by the court which hears the appeal to the sheriff, who shall execute the warrant.

(C) A WARRANT OF RESTITUTION ISSUED UNDER THIS SECTION SHALL BE EXECUTED IN COMPLIANCE WITH THE PROVISIONS OF § 8-407 OF THIS SUBTITLE.

[(c)] **(D)** (1) Acceptance of any payment after notice but before eviction shall not operate as a waiver of any notice of breach of lease or any judgment for possession unless the parties specifically otherwise agree in writing.

(2) Any payment accepted shall be first applied to the rent or the equivalent of rent apportioned to the date that the landlord actually recovers possession of the premises, then to court costs, including court awarded damages and legal fees and then to any loss of rent caused by the breach of lease.

(3) Any payment which is accepted in excess of the rent referred to in paragraph (2) of this subsection shall not bear interest but will be returned to the tenant in the same manner as security deposits as defined under § 8–203 of this title but shall not be subject to the penalties of that section.

8–407.

(A) THIS SECTION APPLIES TO A WARRANT OF RESTITUTION ISSUED TO A LANDLORD TO TAKE POSSESSION OF RESIDENTIAL PROPERTY UNDER § 8–401, § 8–402, OR § 8–402.1 OF THIS SUBTITLE OR AN EQUIVALENT PROVISION OF PUBLIC LOCAL LAW.

(B) (1) ~~AFTER~~ SUBJECT TO SUBSECTION (E) OF THIS SECTION, AFTER A COURT HAS ISSUED A WARRANT OF RESTITUTION, THE LANDLORD SHALL, AT LEAST ~~14~~ 6 DAYS BEFORE THE SCHEDULED DATE OF REPOSSESSION AS SET BY THE SHERIFF, PROVIDE WRITTEN NOTICE TO THE TENANT OF THE DATE ON WHICH THE WARRANT OF RESTITUTION IS SCHEDULED TO BE EXECUTED BY:

(I) SENDING THE NOTICE BY FIRST-CLASS MAIL WITH CERTIFICATE OF MAILING; ~~AND~~

(II) POSTING THE NOTICE ON THE FRONT DOOR OF THE LEASED PREMISES AND TAKING A DATE-STAMPED PHOTOGRAPH OF THE NOTICE POSTED ON THE FRONT DOOR; AND

(III) IF THE LANDLORD KNOWS OR HAS ON FILE THE E-MAIL ADDRESS OR CELLPHONE NUMBER OF THE TENANT, SENDING THE NOTICE ELECTRONICALLY TO THE TENANT BY AN E-MAIL MESSAGE OR A TEXT MESSAGE.

(2) THE NOTICE REQUIRED UNDER PARAGRAPH (1) OF THIS SUBSECTION SHALL INCLUDE:

(I) THE DISTRICT COURT ~~SUMMARY EJECTMENT~~ CASE NUMBER;

(II) THE TENANT'S NAME AS STATED IN THE SUMMARY EJECTMENT CASE;

(III) THE ADDRESS OF THE LEASED PREMISES;

(IV) THE DATE ON WHICH THE WARRANT OF RESTITUTION WAS ORDERED BY THE ~~DISTRICT COURT~~ COURT;

(V) THE INITIAL SCHEDULED DATE OF THE EVICTION;

(VI) A STATEMENT THAT THE REPOSSESSION MAY OCCUR UNLESS THE TENANT:

1. RETURNS POSSESSION OF THE LEASED PREMISES TO THE LANDLORD; OR

2. FOR A WARRANT OF RESTITUTION ISSUED UNDER § 8-401 OF THIS SUBTITLE, EXERCISES THE RIGHT TO REDEMPTION UNDER § 8-401 OF THIS SUBTITLE, IF AVAILABLE;

(VII) IF THE TENANT STILL HAS A RIGHT TO REDEMPTION OF THE LEASED PREMISES UNDER § 8-401(H) OF THIS SUBTITLE, A STATEMENT SHOWING THE AMOUNT STILL DUE TO REDEEM THE PROPERTY;

~~(VIII) A STATEMENT THAT IF THE EVICTION OCCURS:~~

~~1. WITHIN 10 DAYS AFTER THE EVICTION DATE, THE TENANT MAY RECLAIM ALL OF THE TENANT'S PERSONAL PROPERTY THAT WAS IN OR AROUND THE LEASED PREMISES ON OR AFTER THE EVICTION DATE; AND~~

~~2. AFTER 10 DAYS AFTER THE EVICTION DATE, THE TENANT'S REMAINING PERSONAL PROPERTY WILL BE CONSIDERED ABANDONED AND MAY BE DISPOSED OF;~~

~~(IX) A STATEMENT INFORMING THE TENANT AS TO HOW THE TENANT MAY OBTAIN ANY PERSONAL PROPERTY LEFT IN OR ABOUT THE LEASED PREMISES AFTER THE EVICTION OCCURS;~~

~~(X) A STATEMENT THAT THE NOTICE IS THE FINAL NOTICE TO THE TENANT OF THE INTENDED REPOSSESSION, EVEN IF THE REPOSSESSION IS STAYED FOR ANY REASON;~~

(IX) THE FOLLOWING STATEMENT:

"YOU COULD LOSE ALL YOUR PERSONAL BELONGINGS LEFT INSIDE YOUR HOME WHEN THE EVICTION OCCURS. LOCAL LAWS AND PRACTICES ABOUT DISPOSAL OF ANY OF YOUR PERSONAL BELONGINGS UPON EVICTION VARY.

YOU MAY SEEK ADVICE BY CALLING 211 FOR A LEGAL REFERRAL OR BY CONTACTING THE DISTRICT COURT HELP CENTER AT (INSERT THE TELEPHONE NUMBER FOR THE DISTRICT COURT HELP CENTER) OR (INSERT THE ADDRESS FOR THE WEBSITE OF THE DISTRICT COURT HELP CENTER) TO SPEAK TO AN ATTORNEY.”; AND

~~(X)~~ (X) THE TELEPHONE NUMBER, E-MAIL ADDRESS, AND MAILING ADDRESS AT WHICH THE LANDLORD MAY BE CONTACTED.

(3) A LANDLORD MAY CHARGE THE TENANT FOR EXPENSES ACTUALLY INCURRED IN PROVIDING NOTICE UNDER PARAGRAPH (1) OF THIS SUBSECTION IN AN AMOUNT NOT TO EXCEED \$5.

(4) THERE IS A REBUTTABLE PRESUMPTION THAT A TENANT WAS NOTIFIED AS REQUIRED UNDER PARAGRAPH (1) OF THIS SUBSECTION IF THE LANDLORD PROVIDES TO THE SHERIFF OR CONSTABLE:

(I) THE CERTIFICATE OF MAILING;

(II) A PHOTOGRAPH OF THE NOTICE POSTED ON THE FRONT DOOR OF THE LEASED PREMISES CONTAINING A READABLE TIMESTAMP INDICATING THE DATE AND TIME THAT THE NOTICE WAS POSTED; AND

(III) A SIGNED AFFIDAVIT OF THE PERSON WHO POSTED THE NOTICE ON THE FRONT DOOR OF THE LEASED PREMISES.

(5) (I) IF THE SHERIFF REASONABLY BELIEVES THAT THE LANDLORD HAS NOT PROVIDED THE NOTICE REQUIRED UNDER PARAGRAPH (1) OF THIS SUBSECTION OR THAT THE TENANT MAY HAVE REDEEMED THE PROPERTY, THE SHERIFF:

1. SHALL NOTIFY THE DISTRICT COURT; AND

2. MAY NOT EXECUTE THE WARRANT OF RESTITUTION WITHOUT FURTHER ORDER OF THE DISTRICT COURT.

(II) IF THE DISTRICT COURT FINDS THAT THE LANDLORD DID NOT PROVIDE THE NOTICE REQUIRED UNDER PARAGRAPH (1) OF THIS SUBSECTION, THE DISTRICT COURT SHALL VACATE THE WARRANT OF RESTITUTION.

(C) EXCEPT AS PROVIDED IN SUBSECTION (B)(5) OF THIS SECTION, IF THE LANDLORD PRESENTS THE DOCUMENTATION LISTED IN SUBSECTION (B)(1) OF THIS SECTION, THE SHERIFF OR CONSTABLE SHALL:

(1) ~~SHALL FILE~~ FILE THE DOCUMENTATION WITH THE CLERK OF THE COURT; AND

(2) ~~MAY~~ SUBJECT TO § 14-806 OF THIS ARTICLE, EXECUTE THE WARRANT OF RESTITUTION BY PUTTING THE LANDLORD IN POSSESSION OF THE PREMISES, ~~WITHOUT THE REMOVAL OF ANY PERSONAL PROPERTY FROM THE PREMISES.~~

(D) IF A TENANT IS NOT PRESENT DURING THE EXECUTION OF THE WARRANT OF RESTITUTION, THE SHERIFF OR CONSTABLE SHALL POST A NOTICE ON THE FRONT DOOR OF THE PREMISES STATING THAT REPOSSESSION OF THE PREMISES HAS BEEN COMPLETED ~~AND THAT THE TENANT HAS 10 DAYS TO RECLAIM THE TENANT'S PERSONAL PROPERTY.~~

~~(E) (1) (I) A TENANT SHALL HAVE 10 DAYS FOLLOWING THE EXECUTION OF A WARRANT OF RESTITUTION UNDER SUBSECTION (C) OF THIS SECTION TO RECOVER PERSONAL PROPERTY FROM THE PREMISES OR ANOTHER REASONABLY SECURE LOCATION CHOSEN BY THE LANDLORD.~~

~~(H) A LANDLORD MAY NOT CHARGE A TENANT ANY FEE FOR STORING THE TENANT'S PERSONAL PROPERTY DURING THE 10 DAY PERIOD ESTABLISHED UNDER SUBPARAGRAPH (I) OF THIS PARAGRAPH.~~

~~(2) DURING THE 10 DAY PERIOD ESTABLISHED UNDER PARAGRAPH (1) OF THIS SUBSECTION:~~

~~(I) THE LANDLORD SHALL MAKE THE TENANT'S PERSONAL PROPERTY REASONABLY AVAILABLE FOR PURPOSES OF RECLAMATION; AND~~

~~(II) THE LANDLORD IS NOT LIABLE TO THE TENANT FOR ANY LOSSES RELATING TO THE PERSONAL PROPERTY UNLESS THE LOSS IS THE RESULT OF A DELIBERATE OR NEGLIGENT ACT ON THE PART OF THE LANDLORD.~~

~~(3) A TENANT MAY NOT WAIVE THE RIGHT TO RECLAIM PERSONAL PROPERTY UNDER THIS SUBSECTION.~~

~~(F) (1) UNLESS THE LANDLORD AND TENANT AGREE OTHERWISE, PERSONAL PROPERTY REMAINING IN OR ABOUT THE LEASED PREMISES OR IN THE REASONABLY SECURE STORAGE LOCATION CHOSEN BY THE LANDLORD FOLLOWING THE 10 DAY PERIOD ESTABLISHED UNDER SUBSECTION (E)(1) OF THIS SECTION SHALL BE DEEMED ABANDONED.~~

~~(2) THE LANDLORD OR ANY PERSON ACTING ON THE LANDLORD'S BEHALF MAY NOT BE HELD LIABLE FOR ANY LOSS OF OR DAMAGE TO PROPERTY DEEMED ABANDONED UNDER THIS SUBSECTION.~~

~~(3) (i) EXCEPT AS PROVIDED IN PARAGRAPH (5) OF THIS SUBSECTION, A LANDLORD MAY DISPOSE OF ABANDONED PROPERTY BY:~~

~~1. TRANSPORTATION TO A LICENSED LANDFILL OR SOLID WASTE FACILITY;~~

~~2. DONATION TO CHARITY;~~

~~3. SALE; OR~~

~~4. ANY OTHER LEGAL MEANS.~~

~~(ii) IF A LANDLORD DISPOSES OF ABANDONED PROPERTY BY SALE, THE TENANT SHALL BE ENTITLED TO ANY PROCEEDS OF THE SALE THAT EXCEED ANY BACK RENT, MOVE OUT COSTS, OR DAMAGE FEES OWED BY THE TENANT TO THE LANDLORD.~~

~~(4) PROPERTY DEEMED ABANDONED UNDER THIS SUBSECTION MAY NOT BE PLACED IN A PUBLIC RIGHT OF WAY OR ON ANY PUBLIC PROPERTY.~~

~~(5) NOTWITHSTANDING ANY OTHER PROVISION OF THIS SECTION, ON THE EXECUTION OF A WARRANT OF RESTITUTION, A LANDLORD IS NOT PROHIBITED FROM:~~

~~(i) DISPOSING OF ABANDONED PROPERTY CONSISTING OF PERISHABLE FOOD, HAZARDOUS MATERIALS, OR TRASH; OR~~

~~(ii) TRANSFERRING AN ANIMAL TO THAT IS NOT REMOVED UNDER § 14-806 OF THIS ARTICLE TO THE OWNER OF THE ANIMAL, AN ANIMAL SHELTER, AN ANIMAL RESCUE ORGANIZATION, AN ANIMAL CONTROL OFFICER, A HUMANE SOCIETY, OR ANY OTHER PERSON WILLING TO PROVIDE CARE FOR THE ANIMAL.~~

~~(c) (E) NOTHING IN THIS SECTION MAY BE INTERPRETED TO RESTRICT THE AUTHORITY OF THE STATE AND LOCAL JURISDICTIONS TO ENACT OR ENFORCE LEGISLATION GOVERNING LANDLORDS AND TENANTS, INCLUDING LEGISLATION ESTABLISHING THAT:~~

~~(1) INCREASES THE MINIMUM NUMBER OF DAYS OF NOTICE REQUIRED IN SUBSECTION (B)(1) OF THIS SECTION TO AS MANY AS 14 DAYS;~~

(2) DECREASES THE MINIMUM NUMBER OF DAYS OF NOTICE REQUIRED IN SUBSECTION (B)(1) OF THIS SECTION TO AS FEW AS 4 DAYS; OR

(3) ESTABLISHES PENALTIES FOR A VIOLATION OF THIS SECTION.

~~(H)~~ (F) IF A COURT FINDS IN FAVOR OF A TENANT BASED ON A VIOLATION OF THIS SECTION, THE TENANT IS ENTITLED TO:

(1) ACTUAL DAMAGES;

(2) REASONABLE ATTORNEY'S FEES AND COSTS;

(3) INJUNCTIVE RELIEF TO RECOVER POSSESSION OF THE LEASED PREMISES OR PERSONAL PROPERTY; OR

(4) ANY OTHER REMEDY THE COURT MAY FIND REASONABLE.

SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall be construed to apply only prospectively and may not be applied or interpreted to have any effect on or application to any cause of action for repossession for failure to pay rent, breach of lease, or tenant holdovers filed before the effective date of this Act.

SECTION 3. AND BE IT FURTHER ENACTED, That this Act shall take effect October 1, 2025.

Approved by the Governor, May 13, 2025.

Economic Impact Statement

Montgomery County, Maryland

Expedited Bill 31-25, Landlord-Tenant Relations – Landlord Notice Requirements – Evictions

Summary

The Office of Legislative Oversight (OLO) anticipates that Expedited Bill 31-25 would have a neutral impact on economic conditions in the County, as measured by the Council's priority economic indicators. The Bill proposes to raise the notice period for scheduled evictions in the County from 6 to 14 days, in addition to requiring landlords to provide a copy of the eviction notice to the County's Department of Housing and Community Affairs (DHCA) and imposing stricter penalties for noncompliance.

On the one hand, increasing the notice of eviction from 6 to 14 days may result in tenants becoming aware of their eviction earlier, which may give them more time to prepare for relocation. Additional time for preparation may partially mitigate certain costs induced by eviction for some tenant households.

On the other hand, requiring landlords to provide a copy of the eviction notice to DHCA may marginally increase administrative expenses. Also, designating the failure to provide advance notice as a Class A violation would impose stricter penalties for noncompliance. If the law is enforced, noncompliant landlords may incur these costs.

Background and Purpose of Expedited Bill 31-25

Under current County law, landlords must provide tenants with a 6-day advance notice of scheduled evictions. Recent legislation by the Maryland General Assembly—House Bill 767 (Chapter 563, effective October 1, 2025)—requires all landlords statewide to provide at least 6 days' written advance notice for evictions. The notice must be delivered by first-class mail, posted on the premises, and, if available, sent by email or text message. State law also gives local jurisdictions the option (but not the obligation) to increase this minimum period to up to 14 days.¹

Expedited Bill 31-25 proposes to raise the notice period for scheduled evictions in the County from 6 to 14 days, as permitted by the new state law. The Bill would also require landlords to provide a copy of the eviction notice to DHCA and impose stricter penalties for noncompliance.²

The Council introduced Expedited Bill 31-25 on October 7, 2025.

¹ Montgomery County Council, "[Expedited Bill 31-25, Landlord-Tenant Relations – Landlord Notice Requirements – Evictions: Introduction Staff Report](#)," October 7, 2025, and Maryland General Assembly, 2025 Regular Session, House Bill 767, Chapter 563, "[Real Property – Landlord and Tenant – Procedures for Failure to Pay Rent, Breach of Lease, and Tenant Holding Over](#)," effective October 1, 2025.

² Montgomery County Council, "Expedited Bill 31-25."

Information Sources, Methodologies, and Assumptions

As required by 2-81B of the Montgomery County Code, this Economic Impact Statement evaluates the impacts of Expedited Bill 31-25 on residents and private organizations, using the Council's priority economic indicators as the measure. In doing so, it examines whether the Bill would have a net positive or negative impact on overall economic conditions in the County.³

While changes related to the delivery and form of notice are required under state law, the decision to extend the notice to 14 days, provide a copy of the eviction notice to DHCA, and impose stricter penalties are local choices reflecting County policy priorities. This analysis focuses on the economic impacts of these changes.

Variables

The primary variables that would affect the economic impacts of enacting Expedited Bill 31-25 are the following:

- Costs of relocation;
- Administrative costs; and
- Legal costs.

Impacts

WORKFORCE ▪ TAXATION POLICY ▪ PROPERTY VALUES ▪ INCOMES ▪ OPERATING COSTS ▪ PRIVATE SECTOR CAPITAL INVESTMENT ▪ ECONOMIC DEVELOPMENT ▪ COMPETITIVENESS

Residents

OLO anticipates that the Bill would have a minor positive impact on certain residents in the County.

Tenant households who experience eviction face a range of costs including job loss, lost income, work disruptions, moving costs, legal fees, loss of possessions, and lower credit scores. These financial hardships can exacerbate instability and poverty. As Matthew Desmond, the principal investigator for Princeton University's Eviction Lab, argues, eviction is both a condition and cause of poverty.⁴

Importantly, the Bill would not prevent eviction. However, by increasing the notice of eviction from 6 to 14 days, the Bill may result in tenants becoming aware of their eviction earlier, which may give them more time to prepare for relocation. It is possible that additional time for preparation may partially mitigate certain costs induced by eviction for some tenant households.

Beyond this impact, OLO does not expect the Bill to affect residents in terms of other Council-priority indicators.

³ Montgomery County Code, "[Sec. 2-81B, Economic Impact Statements](#)."

⁴ Matthew Desmond, *Evicted: Poverty and Profit in the American City* (Crown Publishers, 2016); Robert Collinson et al., "[Eviction and Poverty in American Cities](#)," *The Quarterly Journal of Economics* 139, no. 1 (2024): 57–120.

Businesses, Non-Profits, Other Private Organizations

OLO anticipates that the Bill would have a minor negative impact on certain private organizations in the County.

The Bill would primarily impact landlords based in the County. First, requiring landlords to provide a copy of the eviction notice to DHCA may marginally increase administrative expenses. Second, designating the failure to provide advance notice as a Class A violation would impose stricter penalties for noncompliance. The penalty is \$500 for initial offense and \$750 for repeat offense. If the law is enforced, noncompliant landlords may incur these costs.

Beyond these impacts, OLO does not expect the Bill to impact businesses in terms of other Council-priority indicators.

Net Impact

OLO anticipates that the Bill would have an overall neutral impact on economic conditions in the County. On the one hand, increasing the notice of eviction from 6 to 14 days may result in tenants becoming aware of their eviction earlier, which could give them more time to prepare for relocation. Additional time for preparation may partially mitigate certain costs induced by eviction for some tenant households. On the other hand, requiring landlords to provide a copy of the eviction notice to DHCA may marginally increase administrative expenses. Also, designating the failure to provide advance notice as a Class A violation would impose stricter penalties for noncompliance. If the law is enforced, noncompliant landlords may incur these costs.

Discussion Items

Not applicable

Caveats

Two caveats to the economic impact analysis conducted here should be noted. First, predicting the economic impacts of legislation is a challenging analytical endeavor due to data limitations, the multitude of causes of economic outcomes, economic shocks, uncertainty, and other factors. Second, the analysis performed here is intended to *inform* the legislative process, not determine whether the Council should enact legislation. Thus, any conclusion made in this statement does not represent OLO's endorsement of, or objection to, the Bill under consideration.

Contributions

Stephen Roblin, PhD (OLO) prepared this report.



Maryland's First
Nationally Accredited
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SHERIFF MAXWELL C. UY

October 14, 2025

VIA E-MAIL: Councilmember.Mink@montgomerycountymd.gov

Honorable Kristin Mink
Council Office Building
100 Maryland Avenue
Rockville, Maryland 20850

Re: Expedited Bill 31-25
Landlord-Tenant Relations – Landlord Notice Requirements – Evictions

Dear Councilmember Mink:

I am writing to express and offer my support for the above-referenced legislation that extends the requirement for landlords to provide advance notice of the scheduled date of repossession to at least fourteen (14) days. As you know, under the recently enacted state legislation, i.e., HB 767, landlords are required to provide at least six (6) days of advance notice of the initial date scheduled for eviction. My expectation is that this additional notice requirement, authorized by the state legislation, will have minimal impact on the Sheriff's Office since we have historically attempted to schedule evictions with landlords with at least six (6) to eight (8) weeks in advance. Such advance scheduling by my office has afforded the landlord with the opportunity to work directly with tenants to resolve rent delinquencies, as well as prepare for an actual eviction, including the hiring of moving companies necessary to carry out such evictions. It also affords the landlord with the opportunity to meet the statutory notice requirements of HB 767.

It is my hope that the extended notice afforded to tenants under 31-25 will have the beneficial effect of actually reducing the number of actual evictions that my deputies must supervise. In that regard, tenants who are inclined to avoid such evictions will have more time to relocate in advance of that scheduled eviction date. More importantly, tenants will have more time to access available resources – both public and private – to avoid such evictions. To the extent the disruptive and costly process of evictions can be avoided at this late stage of the process, it would appear to be a win-win outcome for both landlords and tenants.

Given these expectations, I applaud your efforts to advance this legislation. Please contact me if I can be of any assistance in your efforts.

Sincerely,

Maxwell C. Uy, Sheriff

cc: Earl P. Stoddard, Asst. CAO
Logan Anbinder, Legislative Analyst