

MEMORANDUM

November 26, 2025

TO: Planning, Housing, and Parks (PHP) Committee

FROM: Christine Wellons, Chief Legislative Attorney

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

PURPOSE: Worksession – recommendation expected

Expected Attendees:

Sheriff Maxwell C. Uy (or designee), Montgomery County Sheriff's Office
Scott Bruton, Director, Department of Housing and Community Affairs (DHCA)
Christine Hong, Chief, Services to End and Prevent Homelessness
Zack Patton, DHCA
Nicolle Katrivanos, DHCA
Anita Aryeetey, Office of Management and Budget

Expedited Bill 31-25, Landlord-Tenant Relations – Landlord Notice Requirements – Evictions, was introduced 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 occurred on October 28.

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.

SUMMARY OF IMPACT STATEMENTS

Fiscal Impact Statement. The Office of Management and Budget states, “Upon adoption of Expedited Bill 31-25, the Office of Landlord-Tenant Affairs (OLTA) would require one additional full-time Program Manager II (Grade 25) to implement and manage the bill's new mandates. This position is essential to support OLTA's expanded responsibilities under the bill, including processing eviction notices, issuing citations for noncompliance, maintaining records, and coordinating with tenants, landlords, and other County partners. The annualized cost of this position is estimated at \$156,970, which includes \$143,840 in personnel costs and total operating expenses of \$13,130, including ongoing costs of \$4,560. Assuming a start date of April 1, 2026, the prorated cost for FY26 is projected at \$45,670, broken down as follows: Prorated personnel costs: \$35,960, and Operating expenses of \$9,710, with one-time costs of \$8,570 and prorated ongoing costs of \$1,140. DHCA expects to generate a total of \$869,250 in revenues over the six-year period.”

Racial Equity and Social Justice Impact Statement. The Office of Legislative Oversight (OLO) anticipates Expedited Bill 31-25 will have a positive impact on racial equity and social justice (RESJ) in the County. Black and Latinx renters would disproportionately benefit from extending the notice period for scheduled evictions.

Climate Assessment. “The Office of Legislative Oversight (OLO) anticipates Expedited Bill 31-25 will have no impact on the County’s contribution to addressing climate change as it proposes a longer notice period for scheduled evictions, from 6 to 14 days.”

Economic Impact Statement. “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...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...On the other hand, requiring landlords to provide a copy of the eviction notice to DHCA may marginally increase administrative expenses....”

SUMMARY OF PUBLIC TESTIMONY

A sample of public testimony includes:

Office of the County Executive. Ms. Christine Hong testified in support of the bill on behalf of the Executive. The bill would allow tenants more time to prepare for evictions and, if possible, to relocate or prevent the eviction in order to avoid homelessness.

Community Action Board. “The Montgomery County Community Action Board, the County’s local, state, and federally designated anti-poverty group, strongly supports Council Bill 31-25, which would require landlords to provide sufficient notice to tenants 14 days prior to a scheduled eviction, the maximum amount of time allowed under state law. We view this policy not only as a protection for tenants in our County, but as a matter of human decency and respect.”

Greater Capital Area Association of Realtors (GCARR). GCARR stated that the idea behind the bill is good and just, in terms of providing additional advance notice of evictions to the tenant. However, GCARR objected to the additional requirements under the bill; namely, the landlord should not be required to notify DHCA, especially considering that the Sheriff could do so.

Housing Justice Montgomery. The organization supported the bill, and stated that time is the defining factor for every eviction. Additional notice to the tenant is critical to helping individuals protect their dignity, belongings, and mental health.

ISSUES FOR THE COMMITTEE’S CONSIDERATION

1. Fiscal Impact Assumptions

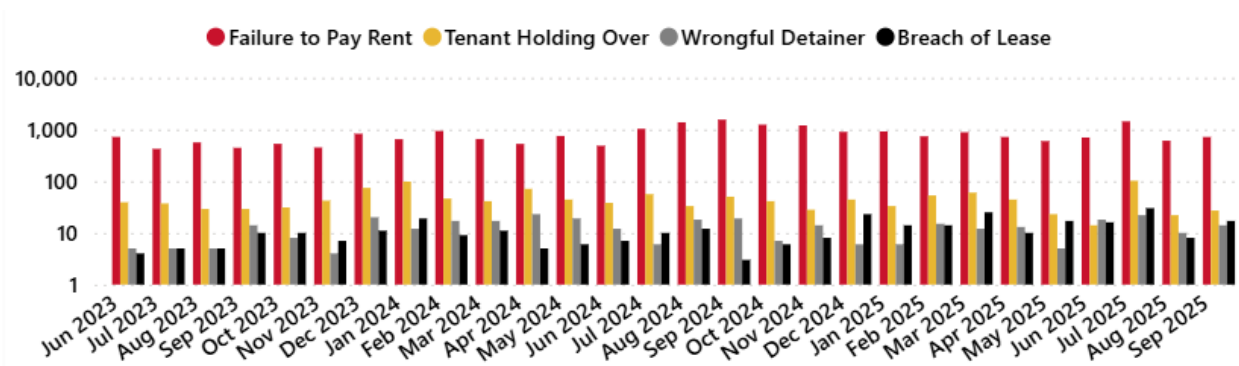
Several Councilmembers asked Council staff to obtain additional information regarding the assumptions underlying the fiscal impact statement (FIS). The FIS states: “Upon adoption of Expedited Bill 31-25, the Office of Landlord-Tenant Affairs (OLTA) would require one additional full-time Program Manager II (Grade 25) to implement and manage the bill's new mandates. This position is essential to support OLTA's expanded responsibilities under the bill, including processing eviction notices, issuing citations for noncompliance, maintaining records, and coordinating with tenants, landlords, and other County partners. The annualized cost of this position is estimated at \$156,970, which includes \$143,840 in personnel costs and total operating expenses of \$13,130....”

The FIS further states, “DHCA expects to generate a total of \$869,250 in revenues over the six-year period.”

Council staff posed the following questions to OMB and DHCA, and DHCA provided the responses below.

- **Q:** *How many evictions occur per year?*
- **A:** The District Court issues approximately 10,000 warrants of restitution/ writs of possession annually in Montgomery County, which initiate the eviction process in coordination with the Sheriff’s Office. Of these, approximately 4,600 evictions are scheduled each year, according to data from the Sheriff’s Office. While the number of evictions varies from month-to-month, there is not a predictable seasonal variation apparent from the data on evictions, as the chart below demonstrates.

Warrants of Restitution by Filing Type in Montgomery County, June 2023-September 2025



Source: Maryland DHCD Landlord & Tenant Eviction Dashboard

The number of evictions is expected to increase over time due to significant demographic and housing market shifts. The renter population in Montgomery County has grown from 23% of the County’s population in 2007 to nearly 40% in 2024, and this upward trend is projected to continue. Additionally, the convergence of economic pressures, federal policy and enforcement changes, and demographic changes is likely to drive eviction rates higher in the near future.

- **Q:** *How many notices does DHCA anticipate receiving per year?*
- **A:** DHCA anticipates “[r]eceiving and documenting an estimated 4,600 eviction notices annually (383 notices per month).”
- **Q:** *What would “processing eviction notices” – as envisioned under the FIS – entail?*
- **A:** Processing evictions would entail “[m]anaging the development and maintenance of the IT infrastructure necessary for landlords to submit eviction notices to the DHCA in an efficient manner and for DHCA to maintain records of notices submitted. The design of this

infrastructure would also determine the extent to which notice processing (e.g., reviewing to ensure the timeliness of the notice and that all required components are submitted) can be fully automated or will require some degree of staff time to process. DHCA's goal would be to automate processing to the greatest extent possible.

- **Q:** *Does DHCA anticipate enforcing the notice requirements proactively based on reviewing the notices it receives, or will enforcement be complaint-based?*
- **A:** OLTA would investigate complaints alleging violations related to Bill 31-25 and enforce compliance, which may include issuing citations, attending court hearings, and related enforcement activities. DHCA will enforce notices proactively by reviewing notices for deficiencies as they are received (ideally through an automated review system). DHCA could also cross-check the records of notices received against those from the Sheriff's office to identify cases where a landlord has failed to provide DHCA with a notice. In addition, DHCA expects to do enforcement based on complaints received.
- **Q:** *What information, if any, does DHCA currently receive regarding evictions? What does DHCA do with any information it currently receives regarding eviction dates?*
- **A:** DHCA does not currently enforce any aspect of evictions or associated notices and does not currently receive any information about them, as this is governed and enforced entirely by the state. EB 31-25 therefore adds a new enforcement responsibility to DHCA in requiring DHCA to receive and document roughly 4,600 notices per year (over 18 notices per weekday). DHCA would need to review these notices to determine whether they are compliant and take enforcement actions for those that are found to be deficient. It would also need to manage records of notices received in some form of database that would need to be created.

Even assuming a low rate of noncompliance, the high volume of notices implies a significant workload associated with issuing notices of violation, citations, and enforcing those citations in court. DHCA would be responsible for determining noncompliance for notices that were never submitted. These could be identified, for example, via tenant complaint or through comparisons of the evictions executed with the notices received, which would involve coordination with the Sheriff's office, which DHCA does not currently do.

- **Q:** *Will the envisioned "coordinating with tenants..." be front-loaded, or ongoing? What will the coordination entail beyond updating DHCA's informational materials, e.g., will DHCA be contacting tenants subject to eviction and offering them referrals to resources?*
- **A:** DHCA will collaborate "with Services to End and Prevent Homelessness (SEPH), the Sheriff's Office, DHCA's Homelessness Prevention and Relocation Assistance Program, and DHCA's Tenant Services Contractors to ensure tenants facing eviction are connected to available supportive services and resources and that all eviction notices are carried out in accordance with applicable laws."
- **Q:** *Would the new position at DHCA be dedicated solely to implementation of the bill?*

- A: DHCA anticipates that this position would be dedicated solely to implementing this bill and resolving complaints associated with it.

2. Potential Amendment – Notifications to DHCA & Resources for Tenants

Councilmembers Friedson, Luedtke, and Fani-González have recommended the following amendment, which would eliminate the requirement for a landlord to provide a copy of the written notice to DHCA. Instead, the landlord would be required to include with the notice to the tenant information about resources available to the tenant through a website established by DHCA.

Amend lines 18-23 to read as follows.

(2) The landlord must:

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

(B) [[provide a copy of the written notice to the Department, in the manner and format required by the Director]] include with the notice a written statement that:

(i) identifies a URL established by the Department under paragraph (3) of this subsection; and

(ii) informs the tenant that information and resources related to eviction are available at the URL.

(3) The Department must establish and maintain a URL that provides current information and resources for residents experiencing eviction.

The rationale for the amendment is described in a “Dear Colleague” memorandum by the Councilmembers, which is available at © 35. The Councilmembers note that the City of Rockville has increased the notice requirement to 14 days in advance of an eviction, per the state enabling legislation, but does not require additional notices to governmental entities. *See* Rockville City Ordinance No. 16-25 (available at © 38).

3. Potential Amendment – Transition Language

Councilmember Mink has suggested adopting an amendment to clarify that the bill’s requirements must apply to evictions occurring at least 14 days after the bill’s effective date.

Council staff supports clarifying the timing of the bill's requirements and suggests the following amendment.

After line 34, insert the following.

Sec. 3. Transition. The requirements of this Act must not apply to any date of repossession scheduled to occur less than 14 days after the effective date of the Act. The requirements of the Act must apply to any date of repossession scheduled to occur 14 or more days after the effective date of the Act.

4. Amendments Recommended by the County Executive

The County Executive submitted a memorandum to Councilmember Mink on November 24th recommending several amendments to the bill. The amendments, and the rationales for the amendments, are available at © 32. Note that certain of these amendments would not be relevant if the Committee adopts the amendment proposed by Councilmembers Friedson, Luedtke, and Fani-González under Issue #2, above.

Regarding the specific potential amendments recommended by the Executive:

Amendments #1 and #2. Related to the Executive's recommended Amendments #1 and #2, Councilmember Mink supports an amendment to require DHCA to maintain a list of resources on a single page of its website relating to eviction and homelessness prevention. DHCA would be required to update the web page annually in partnership with SEPH. Landlords, in turn, would be required to share a link to the DHCA eviction and homelessness prevention website with tenants in the same communication as the 14-day notice.

Amend lines 18-23 to read as follows.

(2) The landlord must:

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

(B) include with the notice a written statement that:

(i) identifies a URL established by the Department under paragraph (3) of this subsection; and

(ii) informs the tenant that information and resources related to eviction are available at the URL; and

~~[(B)]~~ (C) provide a copy of the written notice to the Department, in the manner and format required by the Director.

(3) The Department must establish and maintain a URL that provides current information and resources for residents experiencing eviction. The Department must update the URL at least once per year in consultation with the Services to End and Prevent Homelessness.

Amendment #3. Councilmember Mink supports the adoption of the Executive's recommended amendment #3, which would require landlords to provide notice to DHCA at least 14 days in advance of the scheduled eviction (at the same time the landlord provides notice to the tenant). Council staff also supports this amendment as an important clarification, if the Committee does not adopt the amendment under Issue #2, above.

Amend lines 18-23 to read as follows.

(2) The landlord must:

* * *

(B) at least 14 days before the scheduled date of repossession as set by the Sheriff, provide a copy of the written notice to the Department, in the manner and format required by the Director.

Amendment #4. Council staff notes that the Executive's recommended amendment #4 – which would require landlords to notify DHCA of the tenant's name, the number of the court case, the landlord's contact information, and other specific information regarding the eviction – would be duplicative of the state law, which already requires the following information to be included in the notice:

- the District Court case number;
- the tenant's name;
- the address of the leased premises;
- the date on which the warrant of restitution was ordered by the court;
- the initial scheduled date of the eviction;
- a statement that the repossession may occur unless the tenant: (1) returns possession of the leased premises to the landlord; or (2) exercises the right of redemption, if applicable;
- if the tenant has a right of redemption, a statement showing the amount still due to redeem the property;
- 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;

- 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
- the telephone number, e-mail address, and mailing address at which the landlord may be contacted.

Amendment #5. Regarding the Executive’s proposed amendment regarding interagency information sharing (Amendment #5), Councilmember Mink supports requiring DHCA to maintain a record of the notices provided to the County and to share each record with DHHS immediately upon receipt.

After line 23, insert a new subsection.

(b) Information sharing. The Department must:

- (1) maintain a record of each notice it receives under subsection (a); and
- (2) immediately upon receipt of a notice under subsection (a), share the notice with the Department of Health and Human Services.

* * *

<u>This packet contains:</u>	<u>Circle #</u>
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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
Sheriff's Office



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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



Fiscal Impact Statement

Office of Management and Budget

Bill 31-25

Landlord-Tenant Relations- Landlord Notice Requirements- Evictions

Bill Summary

Pursuant to Chapter 563 of the 2025 Laws of Maryland, Expedited Bill 31-25 would require landlords in Montgomery County to provide tenants with written notice of a scheduled eviction at least 14 days in advance. This expands upon the existing state requirement of six days' notice. As required by state law, the notice must be delivered by posting on the premises, mailing, and, when available, by email or text message. In addition to notifying the tenant, the bill mandates that landlords submit a copy of the eviction notice to the Department of Housing and Community Affairs (DHCA). Failure to comply with the notice requirement would constitute a Class A violation under County law. This violation would be in addition to any remedies available to tenants under state law, including actual damages, reasonable attorney fees and costs, injunctive relief, and other applicable legal remedies.

Fiscal Impact Summary

Upon adoption of Expedited Bill 31-25, the Office of Landlord-Tenant Affairs (OLTA) would require one additional full-time Program Manager II (Grade 25) to implement and manage the bill's new mandates. This position is essential to support OLTA's expanded responsibilities under the bill, including processing eviction notices, issuing citations for noncompliance, maintaining records, and coordinating with tenants, landlords, and other County partners. The annualized cost of this position is estimated at \$156,970, which includes \$143,840 in personnel costs and total operating expenses of \$13,130, including ongoing costs of \$4,560. Assuming a start date of April 1, 2026, the prorated cost for FY26 is projected at \$45,670, broken down as follows: Prorated personnel costs: \$35,960, and Operating expenses of \$9,710, with one-time costs of \$8,570 and prorated ongoing costs of \$1,140. DHCA expects to generate a total of \$869,250 in revenues over the six-year period.

Fiscal Year	26	27	28	29	30	31	Total
Personnel Costs	\$35,960	\$143,840	\$143,840	\$143,840	\$143,840	\$143,840	\$755,160
Operating Expenses	\$9,710	\$4,560	\$4,560	\$4,560	\$4,560	\$4,560	\$32,510
Total Expenditures	\$45,670	\$148,400	\$148,400	\$148,400	\$148,400	\$148,400	\$787,670
Revenues	\$40,250	\$162,500	\$164,000	\$166,000	\$167,500	\$169,000	\$869,250
Total Impact	(\$5,420)	\$14,100	\$15,600	\$17,600	\$19,100	\$20,600	\$81,580
FTE	1.00	1.00	1.00	1.00	1.00	1.00	

Fiscal Impact Analysis

Estimated FY26 Costs and Revenues (Assuming April 1, 2026 Start Date):

The staffing and operational resources needed to manage the intake, review, and enforcement of eviction notices, as well as increased coordination with tenants, landlords, and other County partners under the bill's mandates are noted below. Assuming Expedited Bill 31-25 takes effect on January 1, 2026, and the new hire begins on April 1, 2026, DHCA estimates the following annual and prorated first-year costs associated with staffing and implementation:

Position Request:

- One full-time Program Manager II (Grade 25) for the Office of Landlord-Tenant



Affairs (OLTA)

Annualized Cost Estimate: Total: \$156,970

- Personnel: \$143,840
- Operating Expenses: \$13,130
- One-time costs: \$8,570
- Ongoing annual costs: \$4,560

FY26 Prorated Cost (April 1 Start): Total: \$45,670

- Prorated Personnel Costs: \$35,960
- Operating Expenses: \$9,710
- One-time costs: \$8,570
- Prorated ongoing costs: \$1,140

Expedited Bill 31-25 would generate revenue through penalties imposed on landlords who fail to comply with the requirement to submit eviction notices to both the Department of Housing and Community Affairs (DHCA) and affected tenants. Under the bill, failure to file these notices would constitute a Class A violation, subject to a \$500 citation.

DHCA anticipates that compliance with this requirement will be comparable to the compliance rate for its Annual Rental Survey, which currently has a 7% delinquency rate among multifamily properties. Based on this assumption and the estimated volume of eviction notices, DHCA projects that approximately 325 Class A citations could be issued in the first full fiscal year, resulting in \$162,500 in revenue.

Over the six-year period, total revenue is projected to reach approximately \$869,250. For FY26, assuming a partial year of implementation beginning April 1, prorated revenues are estimated at \$40,250.

Staff Impact

The Office of Landlord-Tenant Affairs (OLTA) would require one additional full-time employee upon the enactment of Expedited Bill 31-25. DHCA management would be responsible for overseeing implementation activities, including onboarding and training new staff, developing protocols and standard operating procedures, and reviewing the creation of informational materials for both tenants and landlords.

Actuarial Analysis

The bill is not expected to impact retiree pension or group insurance costs.

Information Technology Impact

DHCA's IT staff may be required to design and implement a new database system to track the receipt and status of eviction notices submitted under the bill.

Other Information

Later actions that may impact revenue or expenditures if future spending is projected

Ranges of revenue or expenditures that are uncertain or difficult to project

DHCA may experience a modest increase in revenue if tenant-filed complaints to OLTA lead to the issuance of additional citations for landlord noncompliance unrelated to the provisions of this bill.

Contributors

Scott Bruton, Department of Housing and Community Affairs
Jenny Snapp, Department of Housing and Community Affairs
Pofen Salem, Department of Housing and Community Affairs
Zachary Patton, Department of Housing and Community Affairs
Nicolle Katrivanos, Department of Housing and Community Affairs
Anita Aryeetey, Office of Management and Budget



Racial Equity and Social Justice (RESJ) Impact Statement

Office of Legislative Oversight

EXPEDITED BILL 31-25: LANDLORD-TENANT RELATIONS – LANDLORD NOTICE REQUIREMENTS – EVICTIONS

SUMMARY

The Office of Legislative Oversight (OLO) anticipates Expedited Bill 31-25 will have a positive impact on racial equity and social justice (RESJ) in the County. Black and Latinx renters would disproportionately benefit from extending the notice period for scheduled evictions.

PURPOSE OF RESJ IMPACT STATEMENTS

RESJ impact statements (RESJIS) evaluate the anticipated impact of legislation on racial equity and social justice in the County. RESJ is a **process** that focuses on centering the needs, leadership, and power of Black, Indigenous, and other People of Color (BIPOC) and communities with low incomes. RESJ is also a **goal** of eliminating racial and social inequities. Applying a RESJ lens is essential to achieve RESJ.¹ This involves seeing, thinking, and working differently to address the racial and social inequities that cause racial and social disparities.²

PURPOSE OF EXPEDITED BILL 31-25

As explained by the Department of Housing and Community Affairs (DHCA), “[e]viction is the court ordered removal of a tenant and the tenant’s personal belongings from a rental property.” The eviction process requires landlords to take several steps before removing a tenant. This includes filing an eviction lawsuit in court, winning the lawsuit against a tenant, and obtaining a warrant for a sheriff to complete the eviction. In Maryland, a landlord can seek to evict a tenant for three reasons:³

- Failure to pay rent when a tenant’s rent is overdue;
- Breach of lease when a tenant violates a policy in the lease; and
- Holding over when a tenant does not leave a property by the vacate date given by the landlord or tenant.

As of October 1, 2025, state law requires 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 up to 14 days.^{4,5} Advance notice for evictions was not required prior to state law going into effect.

The purpose of Expedited Bill 31-25 is to raise the notice period for scheduled evictions in the County from 6 to 14 days. If enacted, the Bill would also:^{6,7}

- Require landlords to provide a copy of the eviction notice to DHCA; and
- Impose stricter penalties for noncompliance.

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

RESJ Impact Statement

Expedited Bill 31-25

EVICCTIONS AND RACIAL EQUITY

Housing instability, including eviction, has far reaching consequences for individuals, families and communities. As explained by the Network for Public Health Law in “The Public Health Implications of Housing Instability, Eviction, and Homelessness:”

“Housing instability is a public health crisis that causes and exacerbates health problems, erodes communities, and drives health inequities. Families grappling with housing uncertainty experience physical and mental health challenges, from elevated rates of childhood and chronic disease and mortality, to stress, depression, anxiety, and suicide. Those who lack stable housing are more likely to experience homelessness, unemployment, substance use, food insecurity, and violence. The ripple effects of housing instability extend far beyond individual households, making it difficult for residents to invest in their homes, relationships, and neighborhoods, thereby disrupting the fabric of entire communities.”⁸

Throughout the U.S., millions of renters face the threat of eviction every year. A nationwide study by the Eviction Lab found, on average, landlords file 3.6 million evictions annually.⁹ During the COVID-19 pandemic, eviction filings dropped to historic lows as governments enacted strong renter protections such as eviction moratoria and rental assistance programs.^{10,11} However, recent studies suggest eviction filings nationwide have returned to pre-pandemic levels as these protections have ended.¹² In the County, evictions were generally falling for many years, hitting their lowest point during the pandemic in FY21.¹³ Since then, evictions have been growing, with completed evictions increasing five-fold from 254 in FY21 to 1,362 in FY25 (Table A, Appendix).

Due to various racial inequities in housing and economic security – including housing discrimination, residential and occupational segregation, and the racial wealth divide –¹⁴ Black people across the U.S. are disproportionately impacted by evictions. An Eviction Lab study found, despite comprising 19 percent of all renters, Black renters accounted for over half of eviction filings nationwide. Eviction risk is especially high for Black children and families. Children face the highest eviction rates across all age groups, and at 26.7 percent, the eviction filing rate for Black renters with children under 18 in the home far surpasses the rate of all other racial and ethnic groups. Further, while poverty is a risk factor for housing instability and eviction, racial disparities in evictions persist regardless of income. Across income levels, eviction rates for Black renters were at least two times the rate of White renters.¹⁵

In the County, evictions are not tracked by race and ethnicity. However, other indicators of housing instability and eviction risk suggest Black community members are most impacted by evictions. For instance:

- A 2023 Council Fellow analysis found Black community members were overrepresented among renters in the County’s eviction hot spots;¹⁶
- While Black community members account for 18 percent of the County’s population, they accounted for 45 percent of renters who received COVID-19 emergency rental assistance;¹⁷ and
- In 2023, Black community members respectively comprised 60 percent and 73 percent of individuals and families experiencing homelessness in the County.¹⁸

ANTICIPATED RESJ IMPACTS

To consider the anticipated impact of Bill 31-25 on RESJ in the County, OLO recommends the consideration of two related questions:

RESJ Impact Statement

Expedited Bill 31-25

- Who would primarily benefit or be burdened by this bill?
- What racial and social inequities could passage of this bill weaken or strengthen?

OLO identified the following groups who would be impacted by Bill 31-25:

- **Tenants** would benefit from increased notice to have more time to prepare for scheduled evictions. This could give them more time to make arrangements to prevent the eviction (by for example, obtaining assistance to pay unpaid rent and other costs from the eviction judgement) or to relocate following the eviction. As shown in Table B (Appendix), Black and Latinx households are overrepresented among renter households. Conversely, White and Asian households are underrepresented among renter households, while Native American and Pacific Islander households are proportionately represented. As previously noted, Black community members are disproportionately impacted by evictions. While extending the notice period would disproportionately benefit Black and Latinx renters, it does not address underlying factors that drive racial disparities in evictions.
- **Landlords** would be burdened by stricter notice requirements for scheduled evictions. As shown in Table C (Appendix), White community members are largely overrepresented among landlords and other real estate business owners in the County.

OLO anticipates Bill 31-25 will have a positive impact on RESJ in the County. Black and Latinx renters would disproportionately benefit from extending the notice period for scheduled evictions.

RECOMMENDED AMENDMENTS

The Racial Equity and Social Justice Act requires OLO to consider whether recommended amendments to bills aimed at narrowing racial and social inequities are warranted in developing RESJ impact statements.¹⁹ OLO anticipates Expedited Bill 31-25 will have a positive impact on RESJ in the County. As such, OLO does not offer recommended amendments.

CAVEATS

Two caveats to this racial equity and social justice impact statement should be noted. First, predicting the impact of legislation on racial equity and social justice is a challenging analytical endeavor due to data limitations, uncertainty, and other factors. Second, this RESJ impact statement is intended to inform the legislative process rather than 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.

APPENDIX

Table A. Eviction Warrants Filed and Evictions Completed, Montgomery County²⁰

Fiscal Year	Eviction Warrants Filed	Evictions Completed
2021	2,573	254
2022	2,765	532
2023	7,135	808
2024	8,230	979
2025	12,694	1,362

Source: Data from Office of Sheriff in “The Need for Financial Support Post Pandemic: Eviction Prevention and Guaranteed Income Programs,” Figure 2 on pg. 10 and OLO analysis of District Court of Maryland Evictions Case Data, Maryland Open Data.

RESJ Impact Statement

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Table B. Renter Occupied Households by Race and Ethnicity, Montgomery County

Race or ethnicity ²¹	Percent of Renter-Occupied Households	Percent of All Households
Asian	11.5	14.4
Black	30.7	18.7
Native American	0.4	0.4
Pacific Islander	0.1	0.1
White	37.2	50.9
Latinx	19.9	15.2

Source: Table 2502, 2023 American Community Survey 5-Year Estimates, Census Bureau.

Table C. Real Estate and Rental and Leasing Employer Firms by Race and Ethnicity, Montgomery County²²

Race or ethnicity	Percent of Real Estate and Rental and Leasing Business Owners (NAICS 53)	Percent of All Sectors (NAICS 00)	Percent of Adult Population
Asian	12.4	21.8	16.0
Black	5.1	7.6	18.3
Native American	-	1.4	0.5
Pacific Islander	-	0.1	0.0
White	82.3	69.1	46.6
Latinx	3.9	10.0	18.7

Source: OLO analysis of [Table AB2200CSA01, 2022 Annual Business Survey](#) and [Table S2101, 2023 American Community Survey 5-Year Estimates](#), Census Bureau.

¹ Definition of racial equity and social justice adopted from [Marlysa Gamblin et al., “Applying Racial Equity to U.S. Federal Nutrition Programs,” Bread for the World](#) and [Racial Equity Tools](#).

² Ibid.

³ [“Evictions,” Department of Housing and Community Affairs](#). Note, this page has not yet been updated to reflect new requirements for eviction notices per state law.

⁴ [House Bill 767, Maryland General Assembly, 2025 Regular Session](#).

⁵ [Introduction Staff Report for Expedited Bill 31-25, Montgomery County Council, Introduced October 7, 2025](#).

⁶ Ibid

⁷ Note: While changes related to the delivery and form of notice are required under state law, the decision to extend the notice to 14 days and add County notification and penalties are local choices reflecting County policy priorities.

⁸ [“The Public Health Implications of Housing Instability, Eviction, and Homelessness,” Network for Public Health Law, November 30, 2024](#).

⁹ [Juan Pablo Garnham, et al., “New Data Release Shows that 3.6 Million Eviction Cases were Filed in the United States in 2018,” Eviction Lab, July 11, 2022](#).

¹⁰ [Camila Vallejo, “2022: The Year We Refused to Go Back to Normal,” Eviction Lab, February 7, 2023](#).

¹¹ [Alayna Calabro, “Eviction Protections During the COVID-19 Pandemic,” National Low-Income Housing Coalition, 2022](#).

¹² [Sara Johnson, et al., “Preliminary Analysis: Eviction Filing Patterns in 2024,” Eviction Lab, April 24, 2025](#).

¹³ [Isaac Matthias, Preventing Evictions in Montgomery County, Montgomery County Council, August 2022, pgs. 12-13](#).

¹⁴ [Elaine Bonner-Tompkins, Janmarie Peña, and Elsabett Tesfaye, OLO Report 2024-11, RESJ Policy Handbook: Land Use, Housing, and Economic Development, Office of Legislative Oversight, June 18, 2024](#).

¹⁵ [Nick Graetz, et al., “Who is Evicted in America,” Eviction Lab, October 3, 2023](#).

RESJ Impact Statement

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- ¹⁶ [Diana Carrillo, “Expanding COVID-19 Eviction Diversion Strategies: Centering Black, Indigenous, and People of Color in Outreach,” Montgomery County Council, August 11, 2023, pg. 17.](#)
- ¹⁷ [DHHS Pulse Report: COVID-19 Impact and Recovery, Department of Health and Human Services, May 17, 2023.](#)
- ¹⁸ [RESJIS for Bill 8-24, Office of Legislative Oversight, March 27, 2024, pg. 3.](#)
- ¹⁹ [Bill 27-19, Administration – Human Rights – Office of Racial Equity and Social Justice – Racial Equity and Social Justice Advisory Committee – Established, Montgomery County Council.](#)
- ²⁰ Data from FY21 to FY24 compiled from Figure 2 in [Tyler Benson, “The Need for Financial Support Post-Pandemic: Eviction Prevention and Guaranteed Income Programs,” Montgomery County Council, August 2024, pg. 10.](#) Data for FY25 compiled from OLO analysis of data as of September 30, 2025 in [District Court of Maryland Eviction Case Data, Maryland Open Data Portal.](#)
- ²¹ For Tables B and C, race is inclusive of Latinx origin. Estimates for Native American and Pacific Islander community members are not available for some data points.
- ²² Margins of error for data points in Table C may be large.

Climate Assessment

Office of Legislative Oversight

EXPEDITED BILL 31-25: LANDLORD – TENANT RELATIONS – LANDLORD NOTICE REQUIREMENTS - EVICTIONS

SUMMARY

The Office of Legislative Oversight (OLO) anticipates Expedited Bill 31-25 will have no impact on the County's contribution to addressing climate change as it proposes a longer notice period for scheduled evictions, from 6 to 14 days.

BACKGROUND AND PURPOSE OF EXPEDITED BILL 31-25

As of October 1, 2025, state law requires 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.^{1,2} Advance notice for evictions was not required prior to the state law going into effect.

If enacted, Expedited Bill 31-25 would raise the notice period for scheduled evictions in the County from 6 to 14 days. The Bill would also:^{3,4}

- Require landlords to provide a copy of the eviction notice to the County's Department of Housing and Community Affairs; and
- Impose stricter penalties for noncompliance.

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

ANTICIPATED IMPACTS

As the Bill proposes a longer notice period for scheduled evictions, from 6 to 14 days, OLO anticipates Bill 31-25 will have no impact on the County's contribution to addressing climate change, including the reduction and/or sequestration of greenhouse gas emissions, community resilience, and adaptive capacity.

RECOMMENDED AMENDMENTS

The Climate Assessment Act requires OLO to offer recommendations, such as amendments or other measures to mitigate any anticipated negative climate impacts.⁵ For this bill, there are no recommendations or amendments as Expedited Bill 31-25 is likely to have no impact on the County's contribution to addressing climate change, including the reduction and/or sequestration of greenhouse gas emissions, community resilience, and adaptative capacity.

CAVEATS

OLO notes two caveats to this climate assessment. First, predicting the impacts of legislation upon climate change is a challenging analytical endeavor due to data limitations, uncertainty, and the broad, global nature of climate change. 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.

PURPOSE OF CLIMATE ASSESSMENTS

The purpose of the Climate Assessments is to evaluate the anticipated impact of legislation on the County's contribution to addressing climate change. These climate assessments will provide the Council with a more thorough understanding of the potential climate impacts and implications of proposed legislation, at the County level. The scope of the Climate Assessments is limited to the County's contribution to addressing climate change, specifically upon the County's contribution to greenhouse gas emissions and how actions suggested by legislation could help improve the County's adaptative capacity to climate change, and therefore, increase community resilience.

While co-benefits such as health and cost savings may be discussed, the focus is on how proposed County bills may impact GHG emissions and community resilience.

CONTRIBUTIONS

OLO staffer Kaitlyn Simmons drafted this assessment.

¹ [House Bill 767, Maryland General Assembly, 2025 Regular Session.](#)

² [Introduction Staff Report for Expedited Bill 31-25, Montgomery County Council, Introduced October 7, 2025.](#)

³ Ibid

⁴ Note: While changes related to the delivery and form of notice are required under state law, the decision to extend the notice to 14 days and add County notification and penalties are local choices reflecting County policy priorities.

⁵ Bill 3-22, Legislative Branch – Climate Assessments – Required, Montgomery County Council, Effective date October 24, 2022

Testimony in Support of Bill 31-25, Eviction 14-day Notification

My name is Mara Greengrass, I'm a resident of Council District 6, and have been a Montgomery County homeowner for over 26 years. On behalf of Jews United for Justice (JUJ), I am submitting this testimony in support of Bill 31-25: Landlord-Tenant Relations– Landlord Notice Requirements – Evictions.

JUJ represents over 2,000 Jews and allies across Montgomery County who act on our shared Jewish values to advance social, economic, and racial justice in our local community. We are also an organizational partner of Housing Justice Montgomery (HJM), a community of county residents directly impacted by housing challenges. For the past year I've been meeting with the folks at Housing Justice Montgomery every month and listening to their stories of being rent burdened, unhoused, or evicted.

In September, I was at an HJM meeting giving out knitted hats and scarves and one of the attendees gratefully took a hat, confiding that she also loved to knit, but she'd lost all of her knitting supplies when she was evicted. Others in our HJM community have talked about losing important and irreplaceable possessions, from family photos to their children's beloved toys.

Earlier notification gives tenants a little bit of time. We know this time will increase the chance they are able to find someplace temporary to go or time to find someone or somewhere to hold their things so they don't lose everything and have to start over.

Jewish law has some sensible and specific rules concerning notification of eviction, and the scholar Maimonides said that advance notification is required "so that [the tenant] can look for another place and will not be abandoned in the street." Jewish tradition urges us to not abandon our neighbors in times of need, and reminds us it is our duty to ensure every person in our community lives with dignity.

If we are restricted by Maryland state law to a maximum of 14 days notice for tenants, that is (literally and figuratively) the least tenants in desperate circumstances should be provided. I urge you to vote in favor of Bill 31-25 to require landlords to provide accurate notification of an eviction at least 14 days in advance.



Montgomery County Community Action Board Testimony

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

October 28, 2025

SUPPORT

The Montgomery County Community Action Board, the County’s local, state, and federally designated anti-poverty group, strongly supports Council Bill 31-25, which would require landlords to provide sufficient notice to tenants 14 days prior to a scheduled eviction, the maximum amount of time allowed under state law. We view this policy not only as a protection for tenants in our County, but as a matter of human decency and respect.

The issue of tenants’ rights is a historic priority for our Board, along with the related topic of affordable housing. We hear from residents, including participants in our board’s advocacy training program, the Community Advocacy Institute, about the many challenges they face trying to obtain and then maintain affordable housing. They have also shared their fears of losing their housing when the rent is increased, they lose their job, or another unforeseen situation arises. Unfortunately, we have also on occasion heard from participants who were facing threats of eviction. Eviction is an absolute last resort and our Board greatly appreciates the services and programs the County has in place to prevent evictions. In situations where evictions cannot be prevented though, ensuring that tenants have sufficient notice before their belongings are removed from the property should be a basic right.

As advocates for our economically disadvantaged neighbors, the Community Action Board recognizes that the challenges renters face tie into a much larger issue of the very high cost of living here in the County. The 2023 Montgomery County Self-Sufficiency Standard for a household with two working adults, one preschooler, and one school-age child is \$122,943 annually to cover basic necessities, over four times the federal poverty level.¹ Furthermore, according to the Maryland Department of Housing and Community Development, about 47% of renters are cost burdened in the County, with higher rates for Black/African American and Hispanic households.² What these numbers tell our Board is that too many in our community are struggling to make ends meet. We must continue to establish policies that protect renters and offer more affordable housing options. Supporting policies and programs such as local tax credits and supplements for households with modest incomes, child care subsidies, and food security programs can also help households move towards the Self-Sufficiency Standard.

¹https://www.montgomerycountymd.gov/HHS-Program/Resources/Files/MDMontCo2023_SSS.pdf

² <https://dhcd.maryland.gov/Documents/Research/Compiled-Report-SHNA-2025.pdf>

We thank Councilmember Mink for sponsoring this bill, and Council President Stewart, Council Vice President Jawando, and Councilmember Fani-González for co-sponsoring the bill. We also thank the Council for your leadership on this issue and your ongoing support for renters and affordable housing solutions in the County. The Community Action Board stands ready to assist you in developing these strategies. We strongly support County Council Bill 31-25 and ask the Council to vote in favor of this bill.



OFFICE OF THE COUNTY EXECUTIVE

Marc Elrich
County Executive

MEMORANDUM

November 24, 2025

TO: Councilmember Kristin Mink, Sponsor, Bill 31-25

FROM: Marc Elrich, County Executive *Marc Elrich*

SUBJECT: Proposed Amendments for Expedited Bill 31-25 – Landlord-Tenant Relations-
Landlord Notice Requirements - Evictions

I am in support of Bill 31-25, which would alter the procedure to evict tenants in the County by increasing the advance notice day requirement of the landlord from 6 days to 14 days. I believe this legislation will allow those facing eviction more stability as they navigate this difficult process. This additional time will allow them to connect to resources and make plans for their future housing circumstances.

In reviewing the legislation and after consulting with the Department of Housing and Community Affairs (DHCA) and the Services to End and Prevent Homelessness (SEPH), I am proposing the following amendments:

1. A requirement that the landlord provide a copy of a document listing eviction and homelessness prevention resources available to tenants, including relevant legal and social services programs that could help tenants stop the eviction and remain in their homes or to plan for their relocation if the eviction occurs. This list would be developed and maintained by DHCA in partnership with SEPH, and would provide information about both County and nongovernmental resources the tenant may choose to contact.
2. The bill should also include a requirement that DHCA maintains this eviction and homelessness prevention resources document on its website, which DHCA will update annually in partnership with SEPH.
3. The addition of a 14-day notice period for the notice sent to DHCA to create parity with the notice submitted to the tenant. Currently, the bill does not include a deadline for submitting the copy of the notice to DHCA, and adding a deadline is essential to ensuring

the County has sufficient time to connect the tenant with resources and/or to enforce the law's provisions.

4. The addition of specific requirements for the notice provided to DHCA, including the following.
 - The district court case number
 - The tenant's name as stated in the summary ejectment case
 - The address of the leased premises
 - The date on which the warrant of restitution was ordered by the court
 - The initial scheduled date of the eviction
 - If the tenant still has a right to redemption, a statement showing the amount still due to redeem the property
 - The landlord's contact information
 - The property's rental license number
 - A copy of the original district court filing
 - Proof that the notice was provided to the tenant in accordance with this bill

These requirements will ensure that DHCA and SEPH have timely access to information and documentation that may be needed to (a) deliver assistance to the tenants (for example, certain outside funding sources require copies of records like the original court filings in order to distribute assistance) and (b) to enforce the law's provisions if they are not followed.

5. Include language that would require DHCA to maintain a record of the notices provided to the County and make them available to SEPH. This will reinforce the importance of collaboration between DHCA and SEPH and establish an operational baseline for how the information collected via the law would be used (I.e., collected by DHCA and shared directly to SEPH so that the latter can provide direct services to affected tenants).

I look forward to working with the Council to enact these critical protections for those facing eviction in the County, and to provide as smooth a transition as possible for them during this difficult period. We greatly appreciate your advocacy on tenants' rights in the County.

cc: Chris Wilhelm, Chief of Staff to Councilmember Mink, Montgomery County Council
Christine Wellons, Chief Legislative Attorney, Montgomery County Council
Craig Howard, Executive Director, Montgomery County Council

Richard S. Madaleno, Chief Administrative Officer
Earl Stoddard, Assistant Chief Administrative Officer
Ken Hartman-Espada, Assistant Chief Administrative Officer
Tricia Swanson, Director of Strategic Partnerships
Scott Bruton, Director, Department of Housing and Community Affairs
Christine Hong, Chief, SEPH, Department of Health and Human Services
Matt Cournoyer, Public and Legislative Affairs Manager, Department of Housing and
Community Affairs



MONTGOMERY COUNTY COUNCIL
ROCKVILLE, MARYLAND

November 25, 2025

To: All Councilmembers

From: Councilmember Natali Fani-González
Councilmember Andrew Friedson
Councilmember Dawn Luedtke

Subject: Proposed Amendments to Bill 31-25E

Dear Colleagues,

We are writing to introduce an amendment to Expedited Bill 31-25E - Landlord-Tenant Relations - Landlord Notice Requirements - Evictions.

We thank Councilmember Mink for introducing this legislation and we fully support the requirement in the bill that landlords and housing providers provide a tenant with written notice of a scheduled eviction at least 14 days in advance, instead of the current 6 days in advance.

Bill 31-25E acts on State enabling legislation from the 2025 General Assembly and mirrors legislation recently passed by the City of Rockville that also gives tenants at least 14 days notice of a scheduled eviction.

However, one key difference between [the State legislation](#), [the City of Rockville legislation](#), and Bill 31-25E is the requirement in 31-25E for a landlord to notify DHCA of an eviction. ([Lines 18-23 of the Bill](#))

While we believe this provision to be well intended, it is important we seek consistency and simplicity in our laws. The DHCA notification requirement creates an additional process that does not exist per the State enabling legislation and we believe its purpose can be achieved more easily. We are introducing the attached amendment that would instead require DHCA to update a public website of eviction resources, while requiring the landlord to include the website URL link in an eviction notification to the tenant.

We believe this would help achieve the intended goal of providing a tenant facing a scheduled eviction with access to resources that could assist them avoid an eviction, if they choose to do so.

We thank you for your consideration of this approach that we believe will help fulfill the overarching policy goal of this bill while not adding an additional requirement on housing providers.

Cc: Christine Wellons, Chief Legislative Attorney

Expedited Bill No. 31-25, Landlord-Tenant Relations– Landlord Notice Requirements – Evictions

Amendment by Councilmembers Friedson, Luedtke, and Fani-González:

Amend lines 18-23 to read as follows.

- (2) The landlord must:

 - (A) provide written notice under paragraph (1) to the tenant in the manner and format required under Title 8 of the Real Property Article of the Maryland Code, as amended; and
 - (B) [[provide a copy of the written notice to the Department, in the manner and format required by the Director]] include with the notice a written statement that:

 - (i) identifies a URL established by the Department under paragraph (3) of this subsection; and
 - (ii) informs the tenant that information and resources related to eviction are available at the URL.
- (3) The Department must establish and maintain a URL that provides current information and resources for residents experiencing eviction.

ORDINANCE NO. 16-25

ORDINANCE: To Amend Chapter 18 of the Rockville City Code, entitled "Rental Facilities and Landlord-Tenant Relations," to Update Notice Requirements for Evictions in Accordance with Current State Law

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF ROCKVILLE, MARYLAND that Chapter 18 of the Rockville City Code, entitled "Rental Facilities and Landlord-Tenant Relations," be amended as follows:

Chapter 18

RENTAL FACILITIES AND LANDLORD-TENANT RELATIONS

* * *

ARTICLE IV. - LANDLORD-TENANT RIGHTS AND OBLIGATIONS

* * *

DIVISION 4. -- LANDLORD RIGHTS AND OBLIGATIONS

Sec. 18-176. Evictions~~Rights~~.

- (a) A landlord ~~may~~has the right to issue a tenant a written notice to vacate and to institute eviction proceedings in accordance with the provisions of the Real Property Article of the Annotated Code of Maryland.
- (b) After a court has issued a warrant of restitution, the landlord shall, at least 14 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 in accordance with Section 8-407 of the Real Property Article of the Annotated Code of Maryland as may be amended.

NOTE: ~~Strikethrough~~ indicates material deleted.

Underlining indicates material added.

Asterisks * * * indicate material unchanged by this ordinance.

I hereby certify that the foregoing is a true and correct copy of an Ordinance adopted
by the Mayor and Council of Rockville at its meeting of November 10, 2025



Sara Taylor-Ferrell

City Clerk/Director of Council Operation