

SENATE BILL 501

N1, D3

7lr1963

By: **Senator Norman**

Introduced and read first time: February 1, 2017

Assigned to: Judicial Proceedings

Committee Report: Favorable with amendments

Senate action: Adopted

Read second time: March 17, 2017

CHAPTER _____

1 AN ACT concerning

2 **Real Property – Wrongful Detainer Actions – Trial by Jury**

3 FOR the purpose of authorizing a party to a certain wrongful detainer action brought in
4 the District Court to ~~elect demand~~ a trial by jury in accordance with ~~the Maryland~~
5 ~~Rules~~ certain provisions of law, subject to a certain provision of law; authorizing a
6 ~~certain party to appeal to the Court of Special Appeals no later than a certain number~~
7 ~~of days from the entry of judgment, if judgment was entered by the circuit court;~~
8 making certain provisions of law regarding jury demands applicable to wrongful
9 detainer actions; providing for the application of this Act; and generally relating to
10 wrongful detainer actions.

11 BY repealing and reenacting, without amendments,

12 Article – Real Property

13 Section 8–118.1(a)

14 Annotated Code of Maryland

15 (2015 Replacement Volume and 2016 Supplement)

16 BY repealing and reenacting, with amendments,

17 Article – Real Property

18 Section ~~8–601~~ and ~~14–132~~

19 Annotated Code of Maryland

20 (2015 Replacement Volume and 2016 Supplement)

21 SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF MARYLAND,

22 That the Laws of Maryland read as follows:

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.

Underlining indicates amendments to bill.

~~Strike out~~ indicates matter stricken from the bill by amendment or deleted from the law by amendment.



1 **Article – Real Property**

2 8–118.1.

3 (a) (1) In an action under § 14–132 of this article in which a party demands a
4 jury trial, the District Court immediately shall enter an order directing the person or entity
5 in possession to pay the monthly fair rental value of the premises that is subject to the
6 action, or such other amount as the court may determine is proper, starting as of the date
7 the action was filed, as required in subsection (b) of this section.

8 (2) The order shall require the amount determined by the court to be paid
9 within 5 days of the date of the order.

10 8–601.

11 Any party to an action brought in the District Court under this title OR § 14–132
12 OF THIS ARTICLE in which the amount in controversy meets the requirements for a trial
13 by jury may, in accordance with this subtitle, demand a trial by jury.

14 14–132.

15 (a) In this section, “wrongful detainer” means to hold possession of real property
16 without the right of possession.

17 (b) This section does not apply if:

18 (1) The person in actual possession of the property has been granted
19 possession under a court order;

20 (2) A remedy is available under Title 8 of this article; or

21 (3) Any other exclusive means to recover possession is provided by statute
22 or rule.

23 (c) A person may not hold possession of property unless the person is entitled to
24 possession of the property under the law.

25 (d) (1) If a person violates subsection (c) of this section, a person claiming
26 possession may make complaint in writing to the District Court of the county in which the
27 property is located.

28 (2) On receipt of a complaint under paragraph (1) of this subsection, the
29 court shall summons immediately the person in possession to appear before the court on
30 the day specified in the summons to show cause, if any, why restitution of the possession of
31 the property to the person filing the complaint should not be made.

1 (3) If, for any reason, the person in actual possession cannot be found, the
2 person authorized to serve process by the Maryland Rules shall affix an attested copy of
3 the summons conspicuously on the property.

4 (4) If notice of the summons is sent to the person in possession by
5 first-class mail, the affixing of the summons in accordance with paragraph (3) of this
6 subsection shall constitute sufficient service to support restitution of possession.

7 (e) A counterclaim or cross-claim may not be filed in an action brought under this
8 section.

9 (f) (1) If the court determines that the complainant is legally entitled to
10 possession, the court shall:

11 (i) Give judgment for restitution of the possession of the property to
12 the complainant; and

13 (ii) Issue its warrant to the sheriff or constable commanding the
14 sheriff or constable to deliver possession to the complainant.

15 (2) The court may also give judgment in favor of the complainant for
16 damages due to the wrongful detainer and for court costs and attorney fees if:

17 (i) The complainant claimed damages in the complaint; and

18 (ii) The court finds that:

19 1. The person in actual possession was personally served
20 with the summons; or

21 2. There was service of process or submission to the
22 jurisdiction of the court as would support a judgment in contract or tort.

23 (3) A person in actual possession who is not personally served with a
24 summons is not subject to the personal jurisdiction of the District Court if the person
25 appears in response to the summons and prior to the time that evidence is taken by the
26 court and asserts that the appearance is only for the purpose of defending an in rem action.

27 **(G) ~~A SUBJECT TO § 8-118.1 OF THIS ARTICLE, A PARTY TO A WRONGFUL~~**
28 **~~DETAINER ACTION BROUGHT IN THE DISTRICT COURT UNDER THIS SECTION MAY~~**
29 **~~ELECT DEMAND A TRIAL BY JURY IN ACCORDANCE WITH THE MARYLAND RULES~~**
30 **TITLE 8, SUBTITLE 6 OF THIS ARTICLE.**

31 **[(g)] (H)** (1) Not later than 10 days from the entry of ~~the~~ judgment ~~of the~~
32 ~~District Court] ~~IN AN ACTION UNDER THIS SECTION~~, either party may appeal to:~~

1 ~~(I) IF JUDGMENT WAS ENTERED BY THE DISTRICT COURT,~~ the
 2 circuit court for the county in which the property is located; ~~OR~~

3 ~~(II) IF JUDGMENT WAS ENTERED BY THE CIRCUIT COURT, THE~~
 4 ~~COURT OF SPECIAL APPEALS.~~

5 (2) The person in actual possession of the property may retain possession
 6 until the determination of the appeal if the person:

7 (i) Files with the court an affidavit that the appeal is not taken for
 8 delay; and

9 (ii) 1. Files sufficient bond with one or more securities
 10 conditioned on diligent prosecution of the appeal; or

11 2. Pays to the complainant or into the appellate court:

12 A. The fair rental value of the property for the entire period
 13 of possession up to the date of judgment;

14 B. All court costs in the case;

15 C. All losses or damages other than the fair rental value of
 16 the property up to the day of judgment that the court determined to be due because of the
 17 detention of possession; and

18 D. The fair rental value of the property during the pendency
 19 of the appeal.

20 (3) On application of either party, the court shall set a hearing date for the
 21 appeal that is not less than 5 days or more than 15 days after the application for appeal.

22 (4) Notice of the order for a hearing shall be served on the parties or the
 23 parties' counsels not less than 5 days before the hearing.

24 **[(h)] (I)** If the judgment of the ~~[circuit]~~ ~~APPELLATE~~ court shall be in favor of
 25 the person claiming possession, a warrant shall be issued by the court to the sheriff, who
 26 shall proceed immediately to execute the warrant.

27 SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall be construed to
 28 apply only prospectively and may not be applied or interpreted to have any effect on or
 29 application to any wrongful detainer action filed in the District Court before the effective
 30 date of this Act.

31 SECTION 3. AND BE IT FURTHER ENACTED, That this Act shall take effect
 32 October 1, 2017.