

# HOUSE BILL 20

N1

0lr0843

(PRE-FILED)

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By: **Delegate Chang**

Requested: October 17, 2019

Introduced and read first time: January 8, 2020

Assigned to: Environment and Transportation

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## A BILL ENTITLED

1 AN ACT concerning

2 **Real Property – Residential Rental Property – Annual Eviction Moratorium**

3 FOR the purpose of prohibiting the enforcement of an eviction from certain residential  
4 rental property during a certain time period; providing for the suspension of certain  
5 enforcement requirements for a landlord; providing for the application of this Act;  
6 and generally relating to eviction proceedings for residential rental property.

7 BY adding to

8 Article – Real Property

9 Section 8–406

10 Annotated Code of Maryland

11 (2015 Replacement Volume and 2019 Supplement)

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

14 **Article – Real Property**

15 **8–406.**

16 **(A) THIS SECTION APPLIES ONLY TO A RESIDENTIAL RENTAL PROPERTY**  
17 **THAT SERVES AS THE PRIMARY RESIDENCE OF A TENANT.**

18 **(B) A JUDGMENT FOR POSSESSION OR A WARRANT OF RESTITUTION ISSUED**  
19 **AGAINST A TENANT UNDER THIS SUBTITLE MAY NOT BE EXECUTED BY A LANDLORD**  
20 **OR ANY OFFICIAL OF THE COUNTY ENTITLED TO SERVE PROCESS BETWEEN**  
21 **DECEMBER 18 AND JANUARY 8 OF THE FOLLOWING CALENDAR YEAR, INCLUSIVE.**

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EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.



1           **(C) THE PROHIBITION AGAINST THE EXECUTION OF A JUDGMENT FOR**  
2 **POSSESSION OR A WARRANT OF RESTITUTION UNDER SUBSECTION (B) OF THIS**  
3 **SECTION SHALL SUSPEND TIME REQUIREMENTS FOR THE ENFORCEMENT OF THE**  
4 **JUDGMENT OR WARRANT BY A LANDLORD.**

5           SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect  
6 October 1, 2020.