



WICOMICO COUNTY, MARYLAND

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January 8, 2020

Chairman William C. Smith, Jr.
2 East
Miller Senate Office Building
Annapolis, MD 21401

Dear Chairman Smith:

On behalf of the Wicomico County Council, I am writing this letter in support of the revised state legislation proposed by the Salisbury Area Property Owners Association on Eviction Procedures for Wicomico County. The proposed legislation requires substantial advance notice to the tenant (currently not required by the state eviction legislation), after which the landlord can secure the premises and dispose of any property that is still remaining on the premises.

This alternative procedure differs from the eviction procedure specified in subsection 8-401(d)(1)(i) of the Real Property Article, which requires that any remaining property must be removed from the premises in order to make the eviction. Typically, the removed property is placed on the sidewalk or other area adjacent to the street, and it often remains there for an extended period, a minimum of 48 hours, except for items having some value that are pilfered by others if not taken away by the tenant. A photo showing circumstances after an actual eviction is enclosed.

In addition to reducing, hopefully eliminating, the public blight that routinely occurs under the current state legislation, the proposed alternative eviction procedure will benefit tenants by requiring at least 14 days' advance notice of eviction, affording a substantial period for them to remove their property before the eviction occurs. Also, it will reduce the time that Sheriff's deputies are required to remain on the premises during an eviction; once the premises have been secured by the landlord, deputies may leave.

Because the state eviction legislation currently requires removal of the tenant's property from the premises, it appears that action by the General Assembly is necessary to authorize the proposed alternative procedure.

We thank you for your time and consideration of this letter of support. If you have any questions or concerns, please do not hesitate to contact the Council Office at 410-548-4696.

Sincerely,
Larry W. Dodd

Larry W. Dodd,
Council President

cc: Wicomico County Council

