

HON. STACY A. MAYER
CIRCUIT COURT
JUDGE
BALTIMORE COUNTY
CHAIR

HON. RICHARD SANDY
CIRCUIT COURT
JUDGE
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VICE-CHAIR



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MARYLAND JUDICIAL COUNCIL LEGISLATIVE COMMITTEE

MEMORANDUM

TO: Senate Judicial Proceedings Committee
FROM: Legislative Committee
Suzanne D. Pelz, Esq.
410-260-1523
RE: Senate Bill 442
Real Property – Landlord and Tenant – Procedures for Failure to
Pay Rent, Breach of Lease, and Tenant Holding Over (Tenant
Possessions Recovery Act)
DATE: January 29, 2025
(2/6)

INFORMATIONAL COMMENT PAPER

The Judiciary takes no position on this bill, acknowledging that its subject matter is within the legislature's prerogative to set public policy. We write to provide information for the Committee's consideration.

On page 11, lines 16-19, the bill authorizes local jurisdictions to enact legislation governing landlords and tenants, posing a risk of inconsistency with state law governing same. Additionally, on page 7, lines 29-30, "summary ejectment case number" specifically delineates a certain case type while the bill appears to cover other case types as well. Further, on page 8, lines 2-3, and on page 9, the bill references the District Court, but the circuit courts, on appeal from the District Court, also hear these cases. The language could simply be changed to "the court."

cc. Hon. Charles Sydnor
Judicial Council
Legislative Committee
Kelley O'Connor