



Senate Bill 32

Committee: Judicial Proceedings

Bill: Senate Bill 32 - Real Property - Holding Over - Expedited Hearing and Service of Summons for Active Duty Service Members

Date: 1/21/25

Position: Favorable

The Maryland Multi-Housing Association (MMHA) is a professional trade association established in 1996, whose members house more than 538,000 residents of the State of Maryland. MMHA's membership consists of owners and managers of more than 210,000 rental housing homes in over 958 apartment communities and more than 250 associate member companies who supply goods and services to the multi-housing industry.

Senate Bill 32 ("SB 32") requires the District Court of Maryland to hold a hearing on a tenant holding over within 45 days after a landlord makes a complaint if the landlord or landlord's spouse is on active duty with the United States military, has relocated to the state as a direct result of being on active duty, and intends to reoccupy the property that is the subject of the complaint. Additionally, SB 32 allows for a summons to be served by a private process server under these circumstances if the constable or sheriff of the county fails to serve the summons within 10 days after the summons is issued by the Court.

MMHA is sympathetic to the testimony¹ brought forth last session by Mr. Michael Asche, a servicemember who simply tried to earn extra income for his family as a small landlord and housing provider. MMHA is all too familiar with the struggles Mr. Asche has expressed in his testimony. While SB 32 is not expected to affect our members, MMHA stands in principle behind Mr. Asche and other servicemembers who may end up in similar circumstances. For those reasons, MMHA respectfully requests a favorable report on SB 32.

Please contact Matthew Pipkin, Jr. at (443) 995-4342 or mpipkin@mmhaonline.org with any questions.

¹Asche, M. J. (2024, March 21). Request favorable report as amended – HB1316 – Real Property – Holding Over – Expedited Hearing and Service Summons for Active Duty Service Member. [Written testimony]. Maryland General Assembly. https://mgaleg.maryland.gov/cmte_testimony/2024/jpr/22860_03212024_111558-484.pdf