



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

Position: Favorable

The Maryland REALTORS® support SB 32 which provides a clear time frame for active-duty service members seeking to move into their property when a tenant has unlawfully stayed past their lease term.

SB 32 is narrowly drafted to apply in situations where an owner or the owner's spouse is relocating back to Maryland because of their active-duty, military service. The bill would require the tenant to appear before the court within 45 days after the filing of the complaint. Although the original bill introduced last year gave the tenant a 30-day time frame, the House Committee amended the bill to 45 days. The REALTORS® believe the time frame should be as short as possible given that the tenant knew when the lease term was ending and is now occupying the property unlawfully.

Many military families who own rental property in Maryland often keep the property for one of two reasons. First, they plan to move back to Maryland and live here and, second, they had to move out of state and could not sell the property due to the market or personal finances. Having as expedited a time frame for hearing these complaints helps mitigate financial losses to owners serving our country.

For these reasons, the REALTORS® recommend a favorable report.

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