



MARYLAND MILITARY COALITION

Serving Veterans through Legislative Advocacy

January 21, 2025

The Honorable William C. Smith, Jr.
Chair, Judicial Proceedings Committee
2 East Miller Senate Office Building
Annapolis, MD 21401

Subject: **Request FAVORABLE Report** – SB0032 – Real Property – Holding Over – Expedited Hearing and Service Summons for Active Duty Service Member

Dear Chair Smith and distinguished members of the Judicial Proceedings Committee,

On behalf of the membership of the Maryland Military Coalition (MMC) and as its Legislative Director, I write to recommend a FAVORABLE report as amended by the Committee on ***SB0032 – Real Property – Holding Over – Expedited Hearing and Service Summons for Active Duty Service Member***, sponsored by Senator Dawn Gile. This legislation would primarily require a District Court to hold a hearing on a tenant holding over within a certain number of days after a landlord makes a complaint if the landlord or the landlord’s spouse is on active duty with the United States military.

Throughout their career, active-duty members of the uniformed services of the United States are ordered to move from one permanent duty station to another—called a “permanent change of station,” or PCS. During their career, and at any particular permanent duty station, they may purchase a property that may become their future “home of record,” or HOR. When they PCS to a new permanent duty station, however, rather than sell that property, they may decide to rent it out. Most of the time the length of a PCS is predictable—at least two or three years. On occasion, however, based on the needs of the service in which they serve, the active-duty member may receive orders to PCS back to a permanent duty station near their property before two or three years and desire to move back into what they own by giving proper notice to their tenant. If that tenant refuses to comply with that notice, the legal process of removal can become lengthy and costly. This legislation establishes a fixed time frame for a District Court to act on the complaint of the active-duty member who is the owner and intends to re-occupy the property.

The Maryland Military Coalition **supports SB0032** and asks the Judicial Proceedings Committee for a **FAVORABLE report**. Active-duty members of the uniformed services, who PCS to a new permanent duty station, are only authorized temporary lodging expenses for a short period of time and only certain moving expenses. Beyond that, the member incurs the financial liability involved with the move to the new permanent duty station. This legislation will mitigate against

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the cost to the active-duty member of the extended length of time to remove a non-compliant tenant.

The Maryland Military Coalition is a registered non-profit, non-partisan advocacy organization comprised of 22 prominent Maryland-based veteran and military groups, representing over 150,000 service-connected individuals, including those currently serving, veterans, retirees and their families, caregivers, and survivors. Visit our website at <https://mdmilcoalition.org/>.

We want to thank Senator Dawn Gile for her commitment to the uniformed services community in Maryland.

Respectfully,

A handwritten signature in black ink that reads "David L. Dragics". The signature is written in a cursive style with a large, prominent 'D' and 'L'.

David L. Dragics
COL USA (Ret)
Legislative Director