



Senate Bill 46

Committee: Judiciary

Bill: Senate Bill 46 Real Property – Wrongful Detainer Actions

Date: 3/20/25

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.

As amended, Senate Bill 46 ("SB 46") alters provisions relating to wrongful detainer actions and requires the District Court to hold a hearing under this section in no less than 4 and not more than 7 calendar days after the complaint is filed. SB 46 also requires, upon the finding by the Court that the complainant is legally entitled to possession, the sheriff or constable to immediately deliver possession of the to the complainant.

MMHA would like to thank and commend both the House Judiciary Committee and the Senate Judicial Proceedings Committee for recognizing the urgent and growing concern coming from Maryland's rental and owner-occupied properties regarding "squatting" and its impact on citizens and businesses alike. Both committees have passed strong legislation out of their respective legislative bodies during this Session that aims to address the issue and expediting the process for rightful ownership and possession of properties to being restored. Respectively, this legislation includes Senate Bill 46 and House Bill 164 ("HB 164").

While MMHA has a preference to SB 46 due to the expediency of the process over HB 164, the association will defer to the General Assembly in reconciling these bills. With assurances made by the Chief Judge of the District Court that these wrongful detainer cases would be given priority, as is the legislative intent, MMHA has confidence in both SB 46 and HB 164. The association stands ready to work with both committees and stakeholders to see this legislation pass. Therefore, MMHA would request a favorable report on SB46.

Please contact Matthew Pipkin, Jr. at mpipkin@mmhaonline.org or Ashley Clark. at ashley.clark@mdlobbyist.com with any questions.