

Department of Fiscal Services
Maryland General Assembly

FISCAL NOTE

Senate Bill 500 (Senator Trotter, *et al.*)
Judicial Proceedings

Landlord and Tenant - Eviction - Protection and Removal of Chattel

This bill requires a landlord who intends to remove a tenant's chattel (personal property) from the landlord's property pursuant to a court warrant must provide the tenant with written notice that the landlord will remove the chattel on a specific date that is at least five days after the issuance of the warrant. If the landlord is in possession of the property on which the tenant resided, the landlord is required to provide the tenant with the opportunity to remove the chattel from the property within the five-day period between warrant issuance and the scheduled removal of the chattel by the landlord. The bill also requires a landlord to ensure the security of any property where a tenant's chattel is located.

Fiscal Summary

State Effect: None. Assuming that the Consumer Protection Division will receive fewer than 50 complaints per year stemming from this bill, existing resources should be adequate to handle any additional workload.

Local Effect: None.

Small Business Effect: Minimal impact on small businesses as discussed below.

Fiscal Analysis

Small Business Effect: This bill imposes an additional administrative requirement for small business landlords by requiring that these landlords provide written notices to tenants prior to the removal of the property of tenants.

Information Sources: Office of the Attorney General (Consumer Protection Division),

Judiciary (Administrative Office of the Courts), Department of Fiscal Services

Fiscal Note History: First Reader - February 14, 1997

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