

Department of Legislative Services
Maryland General Assembly
2001 Session

FISCAL NOTE
Revised

House Bill 864

(Delegate Minnick)

Economic Matters

Judicial Proceedings

Landlord and Tenant - Expedited Eviction Authority - Dangerous Acts

This bill requires a landlord to give 14 days' written notice to evict a tenant if the tenant or another person on the premises with the tenant's permission breaches the lease by behaving in a manner that constitutes a clear and imminent danger of doing serious harm to himself or herself, the landlord, the landlord's property or representatives, other tenants, or any other persons on the premises. The bill also changes the notice period, from one month to 30 days, for other breaches of the lease by the tenant.

Fiscal Summary

State Effect: Assuming the number of cases brought is minimal, any increase in workload could be handled within the existing budgeted resources of the District Court.

Local Effect: Minimal.

Small Business Effect: Minimal.

Analysis

Current Law: When a lease provides that the landlord may repossess the premises if the tenant breaches the lease and the tenant does breach the lease, the landlord may make a complaint in writing to the District Court. The landlord must give the tenant one month's written notice that the tenant is in violation of the lease and the landlord desires to repossess the premises. The court must then summons the tenant to a hearing.

Additional Information

Prior Introductions: A substantially similar bill, HB 788, was introduced in the 2000 session and received an unfavorable report from the Economic Matters Committee.

Cross File: None.

Information Source(s): Judiciary (Administrative Office of the Courts), Department of Legislative Services

Fiscal Note History: First Reader – February 22, 2001
ncs/cer Revised – House Third Reader – April 2, 2001

Analysis by: Ryan Wilson

Direct Inquiries to:
John Rixey, Coordinating Analyst
(410) 946-5510
(301) 970-5510