

**Department of Legislative Services**  
Maryland General Assembly  
2016 Session

**FISCAL AND POLICY NOTE**  
**First Reader**

House Bill 875  
Judiciary

(Delegate Carter)

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**Baltimore City Police Department - Training Requirements - Eviction  
Procedures**

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This bill requires the Professional Development and Training Academy of the Baltimore City Police Department to require, for entrance-level police training and annually for in-service level police training, that the curriculum and minimum course of study include training regarding eviction procedures. The training must be developed with the cooperation of the Office of the Attorney General (OAG) and the Office of the Sheriff of Baltimore City, and it must be conducted by the Office of the Sheriff of Baltimore City.

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**Fiscal Summary**

**State Effect:** It is assumed that OAG can handle the bill's requirements with existing budgeted resources. Revenues are not affected.

**Local Effect:** Any additional training costs for Baltimore City are absorbable within existing resources. Revenues are not affected.

**Small Business Effect:** None.

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**Analysis**

**Current Law/Background:** The Professional Development and Training Academy of the Baltimore City Police Department is 1 of the 20 police training academies in the State certified by the Police Training Commission (PTC) within the Department of Public Safety and Correctional Services.

*Police Training:* PTC operates approved police training schools and prescribes standards for and certifies schools that offer police and security training. In consultation and cooperation with various entities, it also sets minimum qualifications for instructors and certifies qualified instructors for approved training schools. Certified training schools may set additional standards and qualifications.

PTC requires, for entrance-level police training and at least every three years for in-service level police training conducted by the State and each county and municipal police training school, that the curriculum and minimum courses of study include special training, attention to, and study of the application and enforcement of (1) the criminal laws concerning rape and sexual offenses, including the sexual abuse and exploitation of children and related evidentiary procedures; (2) the contact with and treatment of victims of crimes and delinquent acts; (3) the notices, services, support, and rights available to victims and victims' representatives under State law; and (4) the notification of victims of identity fraud and related crimes of their rights under federal law. PTC also requires, for entrance-level police training and annually for in-service level police training conducted by the State and each county and municipal police training school, that the curriculum and minimum courses of study include special training in the proper use of electronic control devices for specified police officers, consistent with established law enforcement standards and constitutional provisions.

PTC further requires, for entrance-level police training and, as determined by PTC, for in-service level training conducted by the State and each county and municipal police training school, that the curriculum and minimum courses of study include, consistent with established law enforcement standards and federal and State constitutional provisions (1) training in lifesaving techniques, including cardiopulmonary resuscitation; (2) training in the proper level and use of force; (3) training regarding sensitivity to cultural and gender diversity; and (4) training regarding individuals with physical, intellectual, developmental, and psychiatric disabilities.

*Eviction Process:* When a tenant fails to pay rent, the landlord is entitled to repossession of the premises through filing a written complaint with the District Court. The complaint must (1) describe in general terms the property sought to be repossessed; (2) list the name of each tenant; (3) state the amount of rent and any late fees due and unpaid, less the amount of any specified utility bills, fees, or security deposit paid by a tenant; and (4) request to repossess the premises and, if requested by the landlord, a judgment for the amount of rent due, costs, and any late fees, less the amount of any specified utility bills, fees, or security deposit paid by a tenant. The complaint also may contain other specified information. If the court finds in favor of the landlord, the court must order that possession of the premises be given to the landlord within four days after trial. If the judgment is in favor of the landlord and the tenant fails to pay the past-due rent and late fees within specified timeframes, the landlord may apply for a "warrant of restitution," which serves as the

eviction order. The sheriff's offices in Baltimore City and the counties are generally responsible for evictions.

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### **Additional Information**

**Prior Introductions:** None.

**Cross File:** None.

**Information Source(s):** Baltimore City, Department of Public Safety and Correctional Services, Department of Legislative Services

**Fiscal Note History:** First Reader - February 19, 2016  
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