

# SENATE BILL 564

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2lr2668  
CF HB 691

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By: **Senators Lee, Sydnor, Smith, and Hettleman**

Introduced and read first time: January 31, 2022

Assigned to: Judicial Proceedings

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Committee Report: Favorable with amendments

Senate action: Adopted

Read second time: March 7, 2022

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## CHAPTER \_\_\_\_\_

1 AN ACT concerning

2 **Landlord and Tenant ~~and Wrongful Detainer Actions~~ – Eviction Prevention**  
3 **Services**

4 FOR the purpose of ~~requiring~~ authorizing the court to grant a recess or a continuance in  
5 certain landlord and tenant actions ~~and actions for wrongful detainer~~ for certain  
6 purposes, including for the purpose of obtaining eviction prevention services; and  
7 generally relating to eviction prevention services and landlord and tenant ~~and~~  
8 ~~wrongful detainer~~ actions.

9 BY adding to

10 Article – Real Property

11 Section 8–119

12 Annotated Code of Maryland

13 (2015 Replacement Volume and 2021 Supplement)

14 SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF MARYLAND,

15 That the Laws of Maryland read as follows:

16 **Article – Real Property**

17 **8–119.**

18 **(A) IN THIS SECTION, “EVICTON PREVENTION SERVICES PROVIDER”**  
19 **MEANS A GOVERNMENTAL, NONPROFIT, OR CHARITABLE ORGANIZATION THAT**

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EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.

Underlining indicates amendments to bill.

~~Strike out~~ indicates matter stricken from the bill by amendment or deleted from the law by amendment.



1 PROVIDES ANY OF THE FOLLOWING SERVICES FOR THE PURPOSE OF PREVENTING  
2 HOUSING INSECURITY, EVICTION, OR HOMELESSNESS:

- 3 (1) SOCIAL WORK SERVICES;
- 4 (2) COUNSELING;
- 5 (3) FINANCIAL ASSISTANCE FOR RENT OR RELOCATION;
- 6 (4) ALTERNATIVE DISPUTE RESOLUTION; OR
- 7 (5) CIVIL LEGAL AID.

8 (B) THIS SECTION APPLIES ONLY TO AN ACTION BROUGHT UNDER  
9 SUBTITLE 4 OF THIS TITLE ~~OR § 14-132 OF THIS ARTICLE.~~

10 (C) ON REQUEST OF A PARTY, AT TRIAL THE COURT SHALL GRANT:

11 (1) A RECESS FOR A REASONABLE AMOUNT OF TIME TO ALLOW THE  
12 REQUESTING PARTY TO USE THE SERVICES OF AN EVICTION PREVENTION SERVICES  
13 PROVIDER IF THE EVICTION PREVENTION SERVICES PROVIDER IS AVAILABLE AT  
14 THE COURT BUILDING DURING THE TIME SCHEDULED FOR THE TRIAL; AND

15 (2) ~~A~~ SUBJECT TO PARAGRAPH (3) OF THIS SUBSECTION, IF GOOD  
16 CAUSE IS SHOWN, A ONE-TIME CONTINUANCE FOR A REASONABLE AMOUNT OF TIME  
17 NOT ~~LESS~~ MORE THAN 5 BUSINESS DAYS IF:

18 (I) EITHER PARTY SEEKS:

19 1. ATTORNEY REPRESENTATION; OR

20 2. TO PROCURE NECESSARY WITNESSES OR OBTAIN  
21 DOCUMENTS OR OTHER PROOF OF A CLAIM OR DEFENSE; OR

22 (II) A PARTY DEMONSTRATES THAT THE INTERESTS OF JUSTICE  
23 WILL BE BETTER SERVED BY THE COURT'S ORDER OF REFERRAL OF THE PARTIES TO  
24 AN EVICTION PREVENTION SERVICES PROVIDER.

25 (3) THE COURT MAY GRANT A CONTINUANCE UNDER PARAGRAPH (2)  
26 OF THIS SUBSECTION FOR MORE THAN 5 BUSINESS DAYS WITH THE CONSENT OF ALL  
27 THE PARTIES OR FOR PURPOSES OF A SUBPOENA.

28 SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect  
29 October 1, 2022.