

HOUSE BILL 59

N1
HB 271/25 – JUD

(PRE-FILED)

6lr0777
CF 6lr0778

By: **Delegate Addison**

Requested: September 3, 2025

Introduced and read first time: January 14, 2026

Assigned to: Economic Matters and Judiciary

A BILL ENTITLED

1 AN ACT concerning

2 **Real Property – Expedited Wrongful Detainer Proceedings – Property for Sale**
3 **or Lease**

4 FOR the purpose of requiring certain expedited proceedings in a wrongful detainer action
5 if the property that is the subject of the action is, at the time of the complaint,
6 advertised or listed for sale or lease by the complainant and requiring that notice of
7 a hearing or appeal be served in person or, under certain circumstances, posted
8 conspicuously on the property; requiring the District Court or the circuit court to
9 issue a warrant within a certain number of hours if the court rules in favor of the
10 complainant in an expedited wrongful detainer action; and generally relating to a
11 wrongful detainer action for possession of real property.

12 BY repealing and reenacting, with amendments,
13 Article – Real Property
14 Section 14–132
15 Annotated Code of Maryland
16 (2023 Replacement Volume and 2025 Supplement)

17 SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF MARYLAND,
18 That the Laws of Maryland read as follows:

19 **Article – Real Property**

20 14–132.

21 (a) In this section, “wrongful detainer” means to hold possession of real property
22 without the right of possession.

23 (b) This section does not apply if:

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.



(1) The person in actual possession of the property has been granted possession under a court order;

(2) A remedy is available under Title 8 of this article; or

(3) Any other exclusive means to recover possession is provided by statute or rule.

(c) A person may not hold possession of property unless the person is entitled to possession of the property under the law.

(d) (1) If a person violates subsection (c) of this section, a person claiming possession may make complaint in writing to the District Court of the county in which the property is located.

(2) (i) On receipt of a complaint under paragraph (1) of this subsection, the court shall summons immediately the person in possession to appear before the court on the day specified in the summons to show cause, if any, why restitution of the possession of the property to the person filing the complaint should not be made.

(ii) **[A] EXCEPT AS PROVIDED IN SUBSECTION (J) OF THIS SECTION,** A hearing scheduled under subparagraph (i) of this paragraph shall be held not more than 10 business days after the complaint is filed under paragraph (1) of this subsection.

(3) If, for any reason, the person in actual possession cannot be found after two good faith efforts on different days, the person authorized to serve process by the Maryland Rules shall:

(i) File an affidavit with the court describing the good faith efforts to serve the person in actual possession;

(ii) Mail a copy of the complaint by certified mail, return receipt requested, and first-class mail to the last known address of the person in actual possession and, if different, to the address of the residential property subject to the complaint; and

(iii) Affix an attested copy of the summons conspicuously on the property.

(4) If notice of the summons is sent to the person in possession in accordance with paragraph (3) of this subsection, the notice shall constitute sufficient service to support restitution of possession.

(5) Service shall be made under paragraphs (3) and (4) of this subsection within 4 business days after the complaint is filed under paragraph (1) of this subsection.

(e) A counterclaim or cross-claim may not be filed in an action brought under this

1 section.

2 (f) (1) If the court determines that the complainant is legally entitled to
3 possession, the court shall:

4 (i) Give judgment for restitution of the possession of the property to
5 the complainant; and

6 (ii) Issue its warrant to the sheriff or constable commanding the
7 sheriff or constable to deliver possession to the complainant.

8 (2) The court may also give judgment in favor of the complainant for
9 damages due to the wrongful detainer and for court costs and attorney fees if:

10 (i) The complainant claimed damages in the complaint; and

11 (ii) The court finds that:

12 1. The person in actual possession was personally served
13 with the summons; or

14 2. There was service of process or submission to the
15 jurisdiction of the court as would support a judgment in contract or tort.

16 (3) A person in actual possession who is not personally served with a
17 summons is not subject to the personal jurisdiction of the District Court if the person
18 appears in response to the summons and prior to the time that evidence is taken by the
19 court and asserts that the appearance is only for the purpose of defending an in rem action.

20 (g) Subject to § 8–118.1 of this article, a party to a wrongful detainer action
21 brought in the District Court under this section may demand a trial by jury in accordance
22 with Title 8, Subtitle 6 of this article.

23 (h) (1) Not later than 10 days from the entry of the judgment of the District
24 Court, either party may appeal to the circuit court for the county in which the property is
25 located.

26 (2) The person in actual possession of the property may retain possession
27 until the determination of the appeal if the person:

28 (i) Files with the court an affidavit that the appeal is not taken for
29 delay; and

30 (ii) 1. Files sufficient bond with one or more securities
31 conditioned on diligent prosecution of the appeal; or

32 2. Pays to the complainant or into the appellate court:

1 A. The fair rental value of the property for the entire period
2 of possession up to the date of judgment;

3 B. All court costs in the case;

4 C. All losses or damages other than the fair rental value of
5 the property up to the day of judgment that the court determined to be due because of the
6 detention of possession; and

7 D. The fair rental value of the property during the pendency
8 of the appeal.

9 (3) On application of either party, the court shall set a hearing date for the
10 appeal that is not less than 5 days or more than 15 days after the application for appeal.

11 (4) Notice of the order for a hearing shall be served on the parties or the
12 parties' counsels not less than 5 days before the hearing.

13 (i) If the judgment of the circuit court shall be in favor of the person claiming
14 possession, a warrant shall be issued by the court to the sheriff, who shall proceed
15 immediately to execute the warrant.

16 **(J) NOTWITHSTANDING ANY OTHER PROVISION OF THIS SECTION, IF THE**
17 **PROPERTY THAT IS THE SUBJECT OF A COMPLAINT UNDER THIS SECTION IS, AT THE**
18 **TIME OF THE COMPLAINT, ADVERTISED FOR SALE OR LEASE OR LISTED FOR SALE**
19 **OR LEASE ON A LOCAL MULTIPLE LISTING SERVICE, WRONGFUL DETAINER**
20 **PROCEEDINGS UNDER THIS SECTION SHALL BE EXPEDITED AS FOLLOWS:**

21 **(1) (I) THE DISTRICT COURT SHALL SUMMONS IMMEDIATELY, IN**
22 **PERSON, THE PERSON IN ACTUAL POSSESSION OF THE PROPERTY TO APPEAR**
23 **BEFORE THE COURT ON THE DAY SPECIFIED IN THE SUMMONS, WHICH MAY NOT BE**
24 **MORE THAN 5 DAYS AFTER THE FILING OF THE COMPLAINT; AND**

25 **(II) IF, FOR ANY REASON, THE PERSON CANNOT BE FOUND, THE**
26 **PERSON AUTHORIZED TO SERVE PROCESS BY THE MARYLAND RULES SHALL AFFIX**
27 **AN ATTESTED COPY OF THE SUMMONS CONSPICUOUSLY ON THE PROPERTY;**

28 **(2) THE DISTRICT COURT SHALL ISSUE A RULING ON THE**
29 **COMPLAINT WITHIN 2 BUSINESS DAYS AFTER THE HEARING;**

30 **(3) (I) AN APPEAL AUTHORIZED UNDER SUBSECTION (H) OF THIS**
31 **SECTION SHALL BE FILED WITH THE CIRCUIT COURT FOR THE COUNTY IN WHICH**
32 **THE PROPERTY IS LOCATED BY EITHER PARTY WITHIN 2 BUSINESS DAYS AFTER THE**
33 **ENTRY OF THE JUDGMENT OF THE DISTRICT COURT;**

1 **(II) 1. THE CIRCUIT COURT SHALL SET A HEARING DATE FOR**
2 **AN APPEAL WITHIN 3 BUSINESS DAYS AFTER THE APPLICATION FOR APPEAL; AND**

3 **2. THE CIRCUIT COURT SHALL SERVE NOTICE OF THE**
4 **ORDER FOR THE HEARING ON THE PARTIES OR THE PARTIES' COUNSELS**
5 **IMMEDIATELY AND IN PERSON; AND**

6 **(III) THE JUDGMENT OF THE CIRCUIT COURT SHALL BE ISSUED**
7 **WITHIN 2 BUSINESS DAYS AFTER THE APPEAL HAS BEEN HEARD; AND**

8 **(4) IF THE DISTRICT COURT, OR THE CIRCUIT COURT IN THE EVENT**
9 **OF AN APPEAL, RULES IN FAVOR OF THE COMPLAINANT:**

10 **(I) A WARRANT SHALL BE ISSUED BY THE COURT TO THE**
11 **SHERIFF WITHIN 24 HOURS AFTER THE RULING; AND**

12 **(II) THE SHERIFF SHALL PROCEED IMMEDIATELY TO EXECUTE**
13 **THE WARRANT.**

14 **SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect**
15 **October 1, 2026.**