

HOUSE BILL 858

E1, N1

6lr3165

By: **Delegate Conaway**

Introduced and read first time: February 4, 2026

Assigned to: Judiciary

A BILL ENTITLED

1 AN ACT concerning

2 **Real Property – Wrongful Detainer Actions – Time of Hearing**

3 FOR the purpose of altering the period of time during which a hearing must be held after
4 the filing of a wrongful detainer action; and generally relating to wrongful detainer
5 actions.

6 BY repealing and reenacting, without amendments,
7 Article – Real Property
8 Section 14–132(a), (b), and (c)
9 Annotated Code of Maryland
10 (2023 Replacement Volume and 2025 Supplement)

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

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

18 **Article – Real Property**

19 14–132.

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

22 (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 hearing scheduled under subparagraph (i) of this paragraph shall be held not more than ~~[10 business]~~ **14 CALENDAR** 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.

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