



**Senate Bill 816 – Real Property – Actions for Possession – Pet Protections**

**Position: Unfavorable**

The Maryland REALTORS® opposes SB 816 which can potentially delay evictions due to abandoned pets on the property.

Although the REALTORS® do not oppose notice of information and resources to tenants regarding how to take care of pets when facing eviction, the other part of the legislation creates uncertainty about the ability to evict if a pet is abandoned and a tenant is not there to pick up the pet. SB 816 states that the sheriff or public official overseeing the eviction would need to contact an animal rescue organization and that the pet could not be left on the curb.

Sheriffs often won't know if a pet is on the property which would force them to call an animal welfare organization on the day of the eviction. Because the pet could not be left outside, the ability to proceed with the eviction could be delayed or stayed until the organization can show up. Without an eviction of a nonpaying or breaching tenant, a dwelling cannot be put back into the market.

For these reasons, the REALTORS® recommend an unfavorable report.

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