



House Bill 1309 – Landlord and Tenant – Repossession for Failure to Pay Rent - Procedures

Position: Favorable

The Maryland REALTORS® supports HB 1309 which would create a minimum 14-day notice period for tenants before they are evicted and clarifies how landlords handle abandoned personal property.

HB 1309 requires landlords to provide two notices once a judgment has been issued in the landlord's favor. The first notice must be mailed by first-class mail with a certificate of receipt at least 14 days prior to the date of repossession. The second notice must be posted on the premises at least 7 days prior to repossession. The notices must explain the landlord's award of repossession, the tenant's right to redemption under law, and, importantly, if eviction occurs, that any personal property remaining on the property will be considered abandoned.

The bill gives tenants a guaranteed time to move their personal belongings and directs that their personal property may not be left on public property. Although the bill technically extends the time before eviction can occur, it provides landlords with more certainty about how to handle personal property left on site.

For almost all landlords, eviction is a tool of last resort. In addition to the lost weeks (sometimes months of rent), there are costs associated with repair and maintenance of dwellings and the costs associated with the physical eviction. These costs can be hundreds of dollars -- and many times -- thousands of dollars in the context of single-family rentals. Providing more certainty in these cases is good for both landlord and tenant.

The Maryland REALTORS® recommends a favorable report.

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