

**MARYLAND JUDICIAL CONFERENCE**  
**GOVERNMENT RELATIONS AND PUBLIC AFFAIRS**

Hon. Matthew J. Fader  
Chief Justice

187 Harry S. Truman Parkway  
Annapolis, MD 21401

**MEMORANDUM**

**TO:** House Judiciary Committee  
**FROM:** Legislative Committee  
Suzanne D. Pelz, Esq.  
410-260-1523  
**RE:** House Bill 757  
Real Property – Expedited Wrongful Detainer Proceedings –  
Property for Sale or Lease  
**DATE:** February 15, 2023  
(3/1)  
**POSITION:** Oppose

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The Maryland Judiciary opposes House Bill 757. This bill provides for expedited proceedings in certain cases.

The numerous time constraints outlined in this legislation are unworkable and unrealistic. For example, it would be unfeasible for an individual to appear in court within five calendar days as there may be cases where an individual may have not even received a summons within this short time frame. Further, it indicates a circuit court shall serve immediately and in person notice of the order for the hearing on the parties or the parties' counsel. This provision dictating an in person notice requirement is unusual and not typical of service in the circuit court. In addition, this bill is unnecessary as actions for wrongful detainer are at present expedited under current law in Maryland Real Property Article §14-132. Finally, the language is unclear what constitutes "advertised for sale or lease" and whether this means a sign is placed in the window of the property or whether further measures are required to be taken.

cc. Hon. Jackie Addison  
Judicial Council  
Legislative Committee  
Kelley O'Connor