



## **House Bill 757 – Real Property – Expedited Wrongful Detainer Proceedings – Property for Sale or Lease**

### **Position: Favorable**

Maryland REALTORS® support HB 757 which creates an expedited process for wrongful detainer actions.

Wrongful detainer actions are filed against persons who are in property illegally. Sometimes these people illegally occupying a unit are called squatters or trespassers, and they can cause owners of property significant costs and frustration. Although many people assume you can just eject a person illegally occupying your property by calling the police and having them removed for trespassing, many squatters will have phony leases and other fraudulent documents that will pause their removal from the property. This, in turn, forces the owner of the property to file a wrongful detainer action against the trespasser and seek a court order to evict them.

HB 757 will create an expedited process for wrongful detainer cases when the property that is subject to the complaint is advertised for sale or lease in the multiple listing service. Under the expedited process, the District Court will order the squatter to appear before the court no more than 5 days after the complaint is filed. The Court is also required to issue a ruling on the complaint within two days after the hearing. Once judgment is entered, an appeal may be filed with the circuit court within 2 days and a hearing shall be set within 3 days after the application for appeal.

Many times, squatters target unoccupied properties that are listed for rent or for sale. They understand that they can use the court system to delay their eviction from the property for weeks and sometimes months. HB 757 will help elevate the importance of these cases and bring quicker resolution.

For these reasons, the Maryland REALTORS® encourage a favorable report.

**For more information contact [lisa.may@mdrealtor.org](mailto:lisa.may@mdrealtor.org) or  
[christa.mcgee@mdrealtor.org](mailto:christa.mcgee@mdrealtor.org)**