



MARYLAND MILITARY COALITION

Serving Veterans through Legislative Advocacy

February 28, 2024

The Honorable Luke Clippinger
Chair, Judiciary Committee
Room 101
House Office Building
Annapolis, MD 21401

Subject: **Request FAVORABLE Report** – HB1316 – Real Property – Holding Over – Expedited Hearing and Service Summons for Active Duty Service Member

Dear Chair Clippinger and distinguished members of the Judiciary Committee,

On behalf of the membership of the Maryland Military Coalition (MMC) and as its Legislative Director, I write to recommend a FAVORABLE report by the Committee on ***HB1316 – Real Property – Holding Over – Expedited Hearing and Service Summons for Active Duty Service Member***, sponsored by Delegate Brian Chisholm. This legislation would primarily require a District Court to hold a hearing on a tenant holding over within a certain number of days after a landlord makes a complaint if the landlord or the landlord's spouse is on active duty with the United States military.

Throughout their career, active-duty members of the uniformed services of the United States are ordered to move from one permanent duty station to another—called a “permanent change of station,” or PCS. During their career, and at any particular permanent duty station, they may purchase a property that may become their future “home of record,” or HOR. When they PCS to a new permanent duty station, however, rather than sell that property, they may decide to rent it out. Most of the time the length of a PCS is predictable—at least two or three years. On occasion, however, based on the needs of the service in which they serve, the active-duty member may receive orders to PCS back to a permanent duty station near their property before two or three years and desire to move back into what they own by giving proper notice to their tenant. If that tenant refuses to comply with that notice, the legal process of removal can become lengthy and costly. This legislation establishes a fixed time frame for a District Court to act on the complaint of the active-duty member who is the owner and intends to re-occupy the property..

The Maryland Military Coalition **supports HB1316** and asks the Judiciary Committee for a **FAVORABLE report**. Active-duty members of the uniformed services, who PCS to a new permanent duty station, are only authorized temporary lodging expenses for a short period of time and only certain moving expenses. Beyond that, the member incurs the financial liability involved with the move to the new permanent duty station. This legislation will mitigate against

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the cost to the active-duty member of the extended length of time to remove a non-compliant tenant.

The Maryland Military Coalition is a registered non-profit, non-partisan advocacy organization comprised of prominent Maryland-based veteran and military groups, representing over 150,000 service-connected individuals, including those currently serving, veterans, retirees and their families, caregivers, and survivors.

We want to thank Delegate Brian Chisholm for his commitment to the uniformed services community in Maryland.

Respectfully,

A handwritten signature in black ink that reads "David L. Dragics". The signature is written in a cursive style with a large, prominent 'D' and 'L'.

David L. Dragics
COL USA (Ret)
Legislative Director

Member Organizations, Maryland Military Coalition

James P. Monahan
Air Force Sergeants Association

Step P. May
American Military Society

Elwood R. Raphael Gray
American Minority Veterans Research Project

W. A. A.
Association of the United States Navy

Lynn A. Gask
Commissioned Officers Association of the
US Public Health Service

Wilbur B. Fisher
Disabled American Veterans

Seldon H. Freedy
Distinguished Flying Cross Association

Phyllis J. Collins
Fleet Reserve Association

Seldon H. Freedy
Jewish War Veterans of the USA

Steve L. Blooden
Maryland Air National Guard Retirees'
Association

Emmett R. Robert
Maryland Veterans Chamber of Commerce

Robert J. Winton
Military Officers Association of America

Charles E. Speltz
Military Order of the Purple Heart

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Montford Point Marines of America

M. L. Messer
National Association for Black Veterans

Michael P. Hays
Naval Enlisted Reserve Association

Christian Andreasen
NOAA Association of Commissioned Officers

John S.
Reserve Organization of America

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National Active and Retired Federal Employees
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