



Bill No: HB 1445— Landlord and Tenant - Actions for Possession - Service of Process by a Private Detective

Committee: Judiciary

Date: 2/28/2024

Position: Favorable

The Apartment and Office Building Association of Metropolitan Washington (AOBA) represents members that own or manage more than 23 million square feet of commercial office space and 133,000 apartment rental units in Montgomery and Prince George's Counties.

House Bill 1445 authorizes service of process in an action to repossess leased residential property that also seeks a monetary judgment to be carried out by a private detective who is also otherwise authorized to serve the process under the Maryland Rules.

AOBA supports this legislation to allow a private detective to provide service of process. With the delay in processing summons in Montgomery and Prince George's Counties, this bill will improve that process by allowing a private detective to serve as stipulated in the law and not rely so heavily on constables or Sheriff's deputies.

For further information contact Ryan Washington, Government Affairs Manager, Maryland, AOBA, at rwashington@aoba-metro.org.