



**House Bill 1445** – Landlord and Tenant – Actions for Possession – Service of Process by a Private Detective

**Position: Favorable**

The Maryland REALTORS® support HB 1445 which would permit private detectives to serve tenants if the owner is also seeking a money judgment in cases involving nonpayment of rent, breach of lease or tenant holding over.

The REALTORS® support more flexibility for property owners serving court notices on property. At times, the Sheriff's office can be overwhelmed with multiple court orders, including landlord tenant actions. This legislation can provide alternative avenues for serving summons when backlogs occur. Finally, the Maryland Rules state that a private party may serve a summons in other civil cases before the District Court.

For these reasons, the REALTORS® recommend a favorable report.

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