

HON. STACY A. MAYER
CIRCUIT COURT
JUDGE
BALTIMORE COUNTY
CHAIR

HON. RICHARD SANDY
CIRCUIT COURT
JUDGE
FREDERICK COUNTY
VICE-CHAIR



KELLEY O'CONNOR
ASSISTANT STATE COURT
ADMINISTRATOR
GOVERNMENT RELATIONS
AND PUBLIC AFFAIRS
P: (410) 260-1560

SUZANNE PELZ, ESQ.
SNR. GOVT. RELATIONS AND
PUBLIC AFFAIRS OFFICER
P: (410)260-1523

MARYLAND JUDICIAL COUNCIL LEGISLATIVE COMMITTEE

MEMORANDUM

TO: House Environment and Transportation Committee
FROM: Legislative Committee
Suzanne D. Pelz, Esq.
410-260-1523
RE: House Bill 767
Real Property – Landlord and Tenant – Procedures for Failure to
Pay Rent, Breach of Lease, and Tenant Holding Over (Tenant
Possessions Recovery Act)
DATE: January 29, 2025
(2/18)
INFORMATIONAL COMMENT PAPER

The Judiciary takes no position on this bill, acknowledging that its subject matter is within the legislature's prerogative to set public policy. We write to provide information for the Committee's consideration.

On page 11, lines 22-25, the bill authorizes local jurisdictions to enact legislation governing landlords and tenants, posing a risk of inconsistency with state law governing same. Additionally, on page 7, lines 33-34, "summary ejectment case number" specifically delineates a certain case type while the bill appears to cover other case types as well. Further, on page 8, line 5, and on page 9, the bill references the District Court, but the circuit courts, on appeal from the District Court, also hear these cases. The language could simply be changed to "the court."

cc. Hon. Jen Terrasa
Judicial Council
Legislative Committee
Kelley O'Connor