

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  
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## MARYLAND JUDICIAL COUNCIL LEGISLATIVE COMMITTEE

### MEMORANDUM

**TO:** Senate Judicial Proceedings Committee  
**FROM:** Legislative Committee  
Suzanne D. Pelz, Esq.  
410-260-1523  
**RE:** Senate Bill 989  
Real Property – Unauthorized Occupants – Sheriff's Property  
Registry and Removal  
**DATE:** February 20, 2025  
(2/25)  
**POSITION:** Oppose

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Although the Judiciary has no position on the policy aims of this legislation or the creation of the unauthorized occupant registry, the Judiciary has constitutional concerns with the provisions which allow removal of unauthorized occupants without due process. The Judiciary understands fraudulent leases and wrongful detainers are a growing problem in many jurisdictions. As such, the Judiciary has been working with legislators regarding the possibility of expediting wrongful detainer proceedings and having cases brought before the court within 4 to 7 days of a filing. This would provide a quicker resolution to these cases without sacrificing due process for those who may be lawfully on the premises. The Judiciary is happy to continue to work with Sponsors to address this significant issue.

cc. Hon. Nick Charles  
Judicial Council  
Legislative Committee  
Kelley O'Connor