

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 Judiciary Committee  
**FROM:** Legislative Committee  
Suzanne D. Pelz, Esq.  
410-260-1523  
**RE:** House Bill 271  
Real Property – Expedited Wrongful Detainer Proceedings –  
Property for Sale or Lease  
**DATE:** March 3, 2025  
(3/5)  
**POSITION:** Oppose

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The Maryland Judiciary opposes House Bill 271. This bill provides for expedited proceedings in certain cases.

Actions for wrongful detainer are currently expedited, pursuant to Maryland Real Property Article §14-132. However, certain notice provisions in the bill are concerning. The bill provides that a circuit court shall serve immediately an in person notice of the hearing on the parties or the parties' counsel. This provision for in person notice is unusual and not typical of service in the circuit court. Further, the language is unclear as to what constitutes "advertised for sale or lease" and whether this means a sign placed in the window of the property or whether further measures are required to be taken to meet that definitional requirement.

cc. Hon. Jackie Addison  
Judicial Council  
Legislative Committee

Kelley O'Connor