



## MARYLAND MILITARY COALITION

*Serving Veterans through Legislative Advocacy*

January 27, 2025

The Honorable Luke Clippinger.  
Chair, Judiciary Committee  
100 Taylor House Office Building  
Annapolis, MD 21401

Subject: **Request FAVORABLE Report** – HB0229 – Real Property – Holding Over –Expedited Hearing and Service Summons for Active Duty Service Member

Dear Chair Clippinger and distinguished members of the Judiciary Committee,

On behalf of the membership of the Maryland Military Coalition (MMC) and as its Legislative Director, I write to recommend a FAVORABLE report as amended by the Committee on ***HB0229 – Real Property – Holding Over – Expedited Hearing and Service Summons for Active Duty Service Member***, sponsored by Delegate Brian Chisholm. This legislation would primarily require a District Court to hold a hearing on a tenant holding over within a certain number of days after a landlord makes a complaint if the landlord or the landlord's spouse is on active duty with the United States military.

Throughout their career, active-duty members of the uniformed services of the United States are ordered to move from one permanent duty station to another—called a “permanent change of station,” or PCS. During their career, and at any particular permanent duty station, they may purchase a property that may become their future “home of record,” or HOR. When they PCS to a new permanent duty station, however, rather than sell that property, they may decide to rent it out. Most of the time the length of a PCS is predictable—at least two or three years. On occasion, however, based on the needs of the service in which they serve, the active-duty member may receive orders to PCS back to a permanent duty station near their property before two or three years and desire to move back into what they own by giving proper notice to their tenant. If that tenant refuses to comply with that notice, the legal process of removal can become lengthy and costly. This legislation establishes a fixed time frame for a District Court to act on the complaint of the active-duty member who is the owner and intends to re-occupy the property.

The Maryland Military Coalition **supports SB0032** and asks the Judiciary Committee for a **FAVORABLE report**. This legislation expedites the legal process for active-duty members of the uniformed services, who (return) PCS to the state in which they own a home and are faced with

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the removal of a non-compliant tenant. During a PCS, members are entitled to reimbursement for temporary lodging expenses, typically for no more than two to four weeks. Beyond that, the entitlement expires and the member pays 100% of the costs for continued temporary lodging. Expediting the legal process benefits the service member two ways: 1) the process to remove a non-compliant tenant is expedited, and 2) significantly reduces the financial burden incurred by the member while residing in temporary lodging.

The Maryland Military Coalition is a registered non-profit, non-partisan advocacy organization comprised of 22 prominent Maryland-based veteran and military groups. It represents over 150,000 service-connected individuals, including those currently serving, veterans, retirees and their families, caregivers, and survivors. Visit our website at <https://mdmilcoalition.org/>.

We want to thank Delegate Brian Chisholm for sponsoring this legislation and his commitment to the uniformed services community in Maryland.

Respectfully,



David L. Dragics  
COL USA (Ret)  
Legislative Director



## **Member Organizations of the Maryland Military Coalition**

Air Force Sergeants Association

American Military Society

American Minority Veterans Research Project

Association of the United States Navy

Commissioned Officers Association of the U.S. Public Health Service

Disabled American Veterans

Fleet Reserve Association of Annapolis

Jewish War Veterans of the U.S.A

Maryland Air National Guard Retirees' Association

National Active and Retired Federal Employees, Maryland Veterans

Maryland Veterans Chamber of Commerce

Military Officers Association of America

Military Order of the Purple Heart

Military Order of the World Wars

Montford Point Marines of America

National Association of Black Veterans

National Active and Retired Federal Employees, Maryland Veterans

Naval Enlisted Reserve Association

NOAA Association of Commissioned Officers

Platoon 22

Reserve Organization of America

Society of Military Widows

Veterans of Foreign Wars