

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  
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## MARYLAND JUDICIAL COUNCIL LEGISLATIVE COMMITTEE

### MEMORANDUM

**TO:** House Economic Matters Committee  
House Judiciary Committee

**FROM:** Legislative Committee  
Suzanne D. Pelz, Esq.  
410-260-1523

**RE:** House Bill 59  
Real Property – Expedited Wrongful Detainer Proceedings –  
Property for Sale or Lease

**DATE:** January 21, 2026  
(2/5)

**POSITION:** Oppose

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The Maryland Judiciary opposes House Bill 59. This bill provides for expedited proceedings in certain cases.

Actions for wrongful detainer are currently expedited, pursuant to Maryland Real Property Article §14-132. This bill would further abbreviate the appeal process by requiring that the circuit court set a hearing within 3 days of the application for appeal. Three days is insufficient to transmit to another court, schedule a hearing, and sufficiently notify all necessary parties. Additionally, the bill requires that the circuit court “serve notice” on the parties and their counsel immediately and in person. The Judiciary sends a notice for every hearing, but does not itself initiate formal service of process. Service of process is the method by which one party formally serves pleadings to the other. While service of process can be accomplished in a number of ways, it is initiated and completed at the behest of the litigant. The litigant, or their attorney, then files an affidavit of service with the court as proof of service. Common methods of personal service include service

by a process server or sheriff and certified mail with restricted delivery. On page 5, line 3, the Judiciary would request that “serve” be stricken and “send” inserted. On page 5, line 5, the Judiciary would request that “and in person” be stricken.

It should be noted that “advertised for sale or lease” is not defined or limited by any verifiable method, including that the sale or lease be bona fide. Individuals could improperly list a property for sale or lease to gain the benefit of expedited proceedings, which raises the potential for abuse and fraud.

cc. Hon. Jackie Addison  
Judicial Council  
Legislative Committee  
Kelley O’Connor