

Written Testimony in Support of House Bill 59 Real Property – Expedited Wrongful Detainer Proceedings

Chair, Vice Chair, and Members of the Committee:

My name is Charles Eddington, a Baltimore City real estate professional. I respectfully submit this testimony in support of House Bill 59.

House Bill 59 provides expedited wrongful detainer proceedings when a property is actively listed for sale or lease. This measure protects lawful property owners from prolonged unlawful occupation that prevents housing from reaching the market.

Maryland is facing housing supply challenges. When properties are wrongfully occupied, they cannot be sold or leased, reducing inventory and increasing housing costs. Delays in possession discourage investors and small developers from rehabilitating properties.

Small landlords and property owners continue paying mortgages, taxes, insurance, and maintenance while unable to collect lawful rent or complete a sale. Extended delays may result in foreclosure or property abandonment, harming neighborhoods.

This bill preserves due process while addressing inefficiencies in clear cases of wrongful possession. Expedited timelines will strengthen housing stability and restore confidence in redevelopment efforts across Maryland.

For these reasons, I respectfully request a favorable report on House Bill 59.