



**HB59: Real Property - Expedited Wrongful Detainer Proceedings -
Property for Sale or Lease
Position: UNFAVORABLE**

February 5, 2026

The Honorable Kriselda Valderrama, Chair
Economic Matters Committee
230 Taylor House Office Building
Annapolis, MD 21401
Cc: Members of the Committee

Chair Valderrama and members of the Economic Matters Committee,

Economic Action Maryland Fund respectfully requests an unfavorable report on HB59. We understand the concerns leading to the introduction of this bill, but the process that HB59 would violate due process; renters would not have a meaningful opportunity to be heard in these cases.

The General Assembly passed a bill last year that addresses the underlying concerns that HB59 seeks to address. SB46 of 2025 expedited “wrongful detainer” cases; that bill took effect in October. The timeline established in HB59 is out of sync with that legislation, and we urge the committee to let the existing law stand before continuing to make changes and adjustments.

Economic Action Maryland Fund does have significant concerns about the timeline established in HB59. The proposed legislation would remove the requirement that the complaint be served on residents; would dramatically shorten the time before trial and also the appeal period. Taken together these are prohibitive and effectively deny the renting family a full and fair hearing.

For these reasons, we urge an unfavorable report on HB59.

Sincerely,
Jennifer Bevan-Dangel, Deputy Director

Economic Action (formerly the Maryland Consumer Rights Coalition) champions economic rights and housing justice through advocacy, research, consumer education, and direct service. Our 12,500 supporters include consumer advocates, practitioners, and low-income and working families throughout Maryland.

2209 Maryland Ave · Baltimore, MD 21218 | www.econaction.org
Marceline White · Marceline@EconAction.org | Jennifer Bevan-Dangel · Jennifer@EconAction.org