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BALTIMORE COUNTY
CHAIR

HON. RICHARD SANDY
CIRCUIT COURT
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MARYLAND JUDICIAL COUNCIL LEGISLATIVE COMMITTEE

MEMORANDUM

TO: House Economic Matters Committee
FROM: Legislative Committee
Suzanne D. Pelz, Esq.
410-260-1523
RE: House Bill 62
Anne Arundel County – Summons for Actions to Repossess for
Failure to Pay Rent - Alterations
DATE: January 21, 2026
(2/5)
POSITION: Oppose, as drafted

The Maryland Judiciary opposes House Bill 62, as drafted. This bill outlines the procedures for repossessing rental property, including filing a written complaint with the District Court detailing the property, tenants, rent owed, and compliance with environmental inspection requirements. It specifies service of process rules for notifying tenants, including unique procedures in Anne Arundel County such as the use of sheriff's designees for service.

The Judiciary is opposed to this bill in that it would contravene Judiciary interests and policy which favor procedural uniformity across jurisdictions. The bill creates service-of-process procedures specifically for Anne Arundel County, which would result in one jurisdiction having different procedures in actions to repossess for failure to pay rent. This would be inconsistent with the statewide uniformity of the District Court of Maryland. The District Court is a statewide court system designed to provide the uniform and equitable application of law to all who come before it. The Judiciary believes there

should be statewide consistency and equity in how landlord/tenant cases are processed across Maryland.

In addition, the Judiciary is also concerned about the provision in subsection (b)(8)(v): The District Court may not direct a constable or sheriff's designee to serve process to appear before the District Court in a matter under this section for a given day if the number of matters before the District Court on that day exceeds 100. This limitation is not only infeasible for a large jurisdiction, but it also infringes on the Judiciary's ability to manage its dockets.

Finally, the bill provides that the service fee shall be paid directly to the Sheriff's Office rather than the court. This adjustment would be unique to Anne Arundel County only, and necessitate programming modifications to the court case management system as the current system is designed for the court to collect the service fee.

cc. Hon. Gary Simmons
Judicial Council
Legislative Committee
Kelley O'Connor