

COUNTY COUNCIL OF ANNE ARUNDEL COUNTY, MARYLAND

Legislative Session 2025, Legislative Day No. 23

Bill No. 101-25

Introduced by Ms. Hummer and Ms. Rodvien

By the County Council, December 15, 2025

Introduced and first read on December 15, 2025
Public Hearing set for and held on January 20, 2026
Public Hearing on AMENDED bill set for and held on February 2, 2026
Vote held until and bill amended on February 17, 2026
Public Hearing on AMENDED bill set for and held on March 2, 2026
Bill Expires on March 20, 2026

By Order: Kaley Schultze, Administrative Officer

A BILL ENTITLED

1 AN ORDINANCE concerning: General Provisions – Public Works – Landlord-Tenant
2 Eviction

3
4 FOR the purpose of defining certain terms related to landlord-tenant eviction; providing
5 for the purpose and applicability of the new title; establishing notice requirements for
6 the eviction of tenants; providing for the storage and disposition of a tenant's
7 belongings upon eviction; establishing penalties for violating any provision of the new
8 title; providing for a delayed effective date; and generally relating to landlord-tenant
9 evictions and public works.

10
11 BY repealing and reenacting, with amendments: § 13-1-106
12 Anne Arundel County Code (2005, as amended)

13
14 BY adding: §§ 1-13-101 through 1-13-106 to be under the new title entitled “Title 13.
15 Landlord-Tenant Eviction”
16 Anne Arundel County Code (2005, as amended)

17
18 SECTION 1. *Be it enacted by the County Council of Anne Arundel County, Maryland,*
19 That Section(s) of the Anne Arundel County Code (2005, as amended) read as follows:

EXPLANATION: CAPITALS indicate new matter added to existing law and taglines.
[[Brackets]] indicate matter deleted from existing law and taglines.
Captions and taglines in **bold** in this bill are catchwords and are not law.
Asterisks *** indicate existing Code provisions in a list or chart that remain unchanged.
Underlining indicates matter added to bill by amendment.
~~Strikeover~~ indicates matter removed from bill by amendment.

ARTICLE 1. GENERAL PROVISIONS

TITLE 13. LANDLORD-TENANT EVICTION

1-13-101. DEFINITIONS.

IN THIS TITLE, THE FOLLOWING WORDS HAVE THE MEANINGS INDICATED.

(1) "DEFECTIVE TENANCY" MEANS ANY CONDITION IN A LEASED DWELLING OR MATTER REASONABLY RELATED TO ITS MAINTENANCE, USE, OR OCCUPANCY THAT VIOLATES A TERM OF THE LEASE, OR ANY LAW OR REGULATION.

(2) "DWELLING UNIT" HAS THE MEANING STATED IN ARTICLE 18 OF THIS CODE.

(3) "LANDLORD" MEANS ANY PERSON WHO OWNS, LEASES, CONTROLS, OR MANAGES A DWELLING UNIT.

(4) "LEASE" MEANS A WRITTEN RENTAL AGREEMENT THAT ESTABLISHES OR MODIFIES THE TERMS, CONDITIONS, RULES, REGULATIONS, OR ANY OTHER PROVISIONS CONCERNING THE MAINTENANCE, USE, AND OCCUPANCY OF A DWELLING UNIT.

(5) "LEASED DWELLING" MEANS ANY DWELLING UNIT, ROOMING UNIT, EFFICIENCY UNIT, OR OTHER LIVING QUARTERS, WHETHER IN A SINGLE-FAMILY DWELLING, A MULTIPLE-FAMILY DWELLING, AN APARTMENT COMPLEX, OR OTHERWISE, THAT IS OCCUPIED UNDER A LEASE BETWEEN A TENANT AND A LANDLORD.

(6) "PERSONAL PROPERTY" HAS THE MEANING STATED IN § 1-1-101 OF THIS CODE.

(7) "PROPERTY" HAS THE MEANING STATED IN § 1-1-101 OF THIS CODE.

(8) "PROPERTY MANAGER" MEANS AN INDIVIDUAL OR COMPANY RETAINED BY THE LANDLORD TO PERFORM AND CARRY OUT PROPERTY MANAGEMENT FUNCTIONS, INCLUDING LEASING, MAINTENANCE, ADVERTISING, RENTALS, EVICTION PROCESSES, AND OTHER RELATED PROPERTY MANAGEMENT NEEDS.

(9) "TENANT" MEANS A PERSON WHO OCCUPIES A DWELLING UNIT FOR LIVING OR DWELLING PURPOSES WITH THE LANDLORD'S CONSENT SUBJECT TO A LEASE.

1-13-102. PURPOSE.

(A) **PURPOSE.** THE PURPOSE OF THIS TITLE IS:

(1) TO SUPPLEMENT THE RIGHTS AFFORDED TO LANDLORDS AND TENANTS UNDER TITLE 8 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND;

(2) TO ASSURE FAIR AND EQUITABLE RELATIONS BETWEEN LANDLORDS AND TENANTS;

(3) TO ENCOURAGE LANDLORDS AND TENANTS TO MAINTAIN AND IMPROVE THE QUALITY OF HOUSING THROUGHOUT ANNE ARUNDEL COUNTY; AND

(4) TO MODERNIZE THE LAW OF LANDLORDS AND TENANTS TO SERVE MORE REALISTICALLY THE NEEDS OF RESIDENTS IN THE COUNTY.

(B) **APPLICABILITY.** THIS TITLE IS APPLICABLE ONLY TO RESIDENTIAL LEASES UNLESS OTHERWISE PROVIDED.

1 (C) **CONFLICTING PROVISION.** A PROVISION IN AN AGREEMENT, WHETHER WRITTEN
2 OR ORAL, THAT CONFLICTS WITH THIS TITLE IS UNENFORCEABLE.

3
4 **1-13-103. NOTICE REQUIRED.**

5
6 AFTER A COURT HAS ISSUED A WARRANT OF RESTITUTION UNDER § 8-401, 8-402, OR 8-
7 402.1 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, A
8 LANDLORD SHALL GIVE WRITTEN NOTICE TO THE TENANT AT LEAST ~~10~~ 14 DAYS BEFORE
9 THE SCHEDULED DATE OF REPOSSESSION AS SET BY THE ANNE ARUNDEL COUNTY
10 SHERIFF'S OFFICE. THE NOTICE SHALL COMPLY WITH § 8-407 OF THE REAL PROPERTY
11 ARTICLE OF THE ANNOTATED CODE OF MARYLAND, AND SHALL ADVISE ~~OF THE RIGHT TO~~
12 ~~RETRIEVE~~ ABOUT THE DISPOSITION OF PERSONAL PROPERTY AS SET FORTH IN § ~~1-13-105~~
13 1-13-104.

14
15 **1-13-104. STORAGE AND DISPOSAL OF TENANTS' PERSONAL PROPERTY UPON EVICTION.**

16
17 (A) **LIMITATION.** A LANDLORD OR PROPERTY MANAGER MAY NOT REMOVE AN
18 EVICTED TENANT'S PERSONAL PROPERTY FROM A RENTAL DWELLING EXCEPT AS
19 PROVIDED IN THIS TITLE.

20
21 (B) **LEGAL POSSESSION.** AT THE TIME OF EVICTION, THE LANDLORD OR PROPERTY
22 MANAGER SHALL CHANGE THE LOCKS ON THE RENTAL DWELLING IN THE PRESENCE OF
23 AN ANNE ARUNDEL COUNTY SHERIFF'S DEPUTY, AT THE LANDLORD'S EXPENSE, AND
24 TAKE LEGAL POSSESSION OF THE DWELLING.

25
26 ~~(C) **RIGHT OF ACCESS.** FOR 6 DAYS AFTER THE EXECUTION OF THE EVICTION, THE~~
27 ~~EVICTED TENANT HAS THE RIGHT TO ACCESS AND REMOVE THE TENANT'S PERSONAL~~
28 ~~PROPERTY REMAINING IN THE RENTAL DWELLING:~~

29
30 ~~(1) AT REASONABLE TIMES AGREED TO BY THE LANDLORD AND TENANT,~~
31 ~~EXCLUDING SUNDAYS AND FEDERAL HOLIDAYS, PROVIDED THAT THE LANDLORD OR~~
32 ~~PROPERTY MANAGER WILL GRANT THE EVICTED TENANT ACCESS TO THE RENTAL~~
33 ~~DWELLING ON A SATURDAY IF THE TENANT REQUESTS IT; AND~~

34
35 ~~(2) WITH NO REQUIREMENT THAT THE TENANT PAY RENT OR SERVICE FEES FOR~~
36 ~~THE 6 DAY STORAGE PERIOD.~~

37
38 ~~(D) **WITHHOLDING ACCESS PROHIBITED.** A TENANT'S ACCESS TO THEIR PERSONAL~~
39 ~~PROPERTY CANNOT BE WITHHELD DURING THE RECLAMATION PERIOD DESCRIBED IN~~
40 ~~SUBSECTION (C) DUE TO MONIES OWED FOR BACK PAYMENTS.~~

41
42 ~~(1) ANY PERSONAL PROPERTY LEFT IN THE RENTAL DWELLING BEYOND THE~~
43 ~~RECLAMATION DESCRIBED IN SUBSECTION (C) WILL BE DEEMED ABANDONED.~~

44
45 ~~(2) A LANDLORD OR PROPERTY MANAGER MAY EXTEND THE RECLAMATION~~
46 ~~PERIOD DESCRIBED IN SUBSECTION (C) AT THEIR SOLE AND ABSOLUTE DISCRETION.~~

47
48 ~~(E) **FAILURE TO GRANT ACCESS.** IF THE LANDLORD OR PROPERTY MANAGER FAILS~~
49 ~~TO GRANT ACCESS TO THE EVICTED TENANT TO REMOVE THEIR PERSONAL PROPERTY AS~~
50 ~~PROVIDED IN THIS SECTION AND IN THE NOTICE PROVIDED UNDER § 1-13-104, THE EVICTED~~
51 ~~TENANT SHALL HAVE THE RIGHTS SET FORTH IN § 8-407 (F) OF THE REAL PROPERTY~~
52 ~~ARTICLE OF THE STATE CODE.~~

53
54 ~~(F) (C) **DISPOSITION OF PROPERTY.** THE LANDLORD OR PROPERTY MANAGER SHALL~~
55 ~~MAY REMOVE OR DISPOSE OF ANY ABANDONED PERSONAL PROPERTY REMAINING IN OR~~
56 ~~AROUND THE RENTAL DWELLING UNIT UPON THE EXPIRATION OF THE RECLAMATION~~
57 ~~PERIOD DESCRIBED IN SUBSECTION (C) 24 HOURS AFTER THE EXECUTION OF THE EVICTION~~
58 ~~WITHOUT ANY FURTHER NOTICE OR OBLIGATION TO THE EVICTED TENANT.~~

~~(G)~~ **(D) LAWFUL DISPOSAL.** THE LANDLORD OR PROPERTY MANAGER MAY NOT RETAIN FOR PERSONAL USE ANY ABANDONED PERSONAL PROPERTY RESULTING FROM EVICTION AND SHALL DISPOSE OF SUCH PROPERTY BY:

(1) TRANSPORTING TO A LICENSED LANDFILL OR SOLID WASTE FACILITY;

(2) DONATING TO CHARITY;

(3) SELLING THE PERSONAL PROPERTY; OR

(4) SOME OTHER LEGAL MEANS.

~~(H)~~ **(E) ABANDONED ANIMAL.** SHOULD A TENANT ABANDON ANY DOMESTICATED ANIMAL AS DEFINED BY § 12-4-901 OF THIS CODE, THE ANIMAL SHALL BE SEIZED BY THE COUNTY'S DEPARTMENT OF ANIMAL SERVICES.

~~(I) MINOR CHILDREN. IN THE EVENT THERE ARE CHILDREN HOME AT THE TIME OF A SCHEDULED EVICTION WITHOUT AN ADULT, AND THE TENANT CANNOT BE REACHED, THE DEPARTMENT OF SOCIAL SERVICES SHALL BE CONTACTED TO ENSURE THE SAFETY AND WELLBEING OF THE CHILDREN.~~

~~(J)~~ **(F) COUNTY PROPERTY.** THE DEPARTMENT OF PUBLIC WORKS MAY DISPOSE OF ALL PERSONAL PROPERTY ON COUNTY RIGHTS-OF-WAY, EASEMENTS, OR OTHER COUNTY PROPERTY IN ACCORDANCE WITH § 13-1-106.

1-13-105. PENALTIES.

ANY VIOLATION OF THIS TITLE, UNLESS EXPRESSLY SPECIFIED, IS A CLASS E CIVIL OFFENSE PURSUANT TO § 9-2-101 OF THIS CODE. EACH DAY THAT A VIOLATION CONTINUES IS A SEPARATE OFFENSE.

ARTICLE 13. PUBLIC WORKS.

TITLE 1. DEFINITIONS; GENERAL PROVISIONS

13-1-106. Disposal of personal property on County property.

(a) **Prohibition.** An owner of rental real property may not dispose of, store, or abandon the personal property of an evicted tenant on County rights-of-way, easements, or other County property [[for more than 48 hours after the date of the eviction]].

(b) **Removal by County.** The Department may remove and dispose of all personal property that is on County property in violation of this section, and the Department shall bill the owner of the rental real property for all costs incurred by the County in connection with the removal and disposal of the evicted tenant's personal property, including overhead and administrative costs. The owner of the rental real property shall pay the bill within 30 days of the date of the bill, and any amount unpaid 30 days after the date of the bill shall be collected as provided in § 1-8-101 of this Code.

SECTION 2. *And be it further enacted,* That this Ordinance shall take effect ~~45 days from the date it becomes law~~ on July 1, 2026.

AMENDMENTS ADOPTED: January 20 and February 17, 2026

READ AND PASSED this 3rd day of March, 2026

By Order:



Kaley Schultze
Administrative Officer

PRESENTED to the County Executive for his approval this 4th day of March, 2026



Kaley Schultze
Administrative Officer

APPROVED AND ENACTED this _____ day of March, 2026

Steuart Pittman
County Executive

EFFECTIVE DATE: July 1, 2026*

*This bill is enacted as of the tenth day after the date of its presentation to the County Executive, pursuant to Section 307(j) of the County Charter.

**I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT COPY
OF BILL NO. 101-25 THE ORIGINAL OF WHICH IS RETAINED IN THE
FILES OF THE COUNTY COUNCIL.**



Kaley Schultze
Administrative Officer