

Expedited Bill No. 31-25
Concerning: Landlord-Tenant Relations–
Landlord Notice Requirements –
Evictions
Revised: 12/1/2025 Draft No. 3
Introduced: October 7, 2025
Enacted: December 9, 2025
Executive: December 15, 2025
Effective: December 15, 2025
Sunset Date: None
Ch. 30, Laws of Mont. Co. 2025

COUNTY COUNCIL FOR MONTGOMERY COUNTY, MARYLAND

Lead Sponsor: Councilmember Mink

Co-Sponsors: then-Council President Stewart, then-Council Vice President Jawando, Council President Fani-González, then-Councilmember Albornoz, and Councilmembers Luedtke and Sayles

AN EXPEDITED ACT to:

- (1) require landlords to notify tenants and the County of scheduled evictions;
- (2) establish penalties for noncompliance; and
- (3) generally amend County law regarding landlord-tenant relations.

By adding

Montgomery County Code
Chapter 29, Landlord-Tenant Relations
Section 29-31A

Boldface	<i>Heading or defined term.</i>
<u>Underlining</u>	<i>Added to existing law by original bill.</i>
[Single boldface brackets]	<i>Deleted from existing law by original bill.</i>
<u>Double underlining</u>	<i>Added by amendment.</i>
[[Double boldface brackets]]	<i>Deleted from existing law or the bill by amendment.</i>
* * *	<i>Existing law unaffected by bill.</i>

The County Council for Montgomery County, Maryland approves the following Act:

1 **Sec. 1. Section 29-31A is added as follows:**

2 **29-31A. Evictions – Notice requirements.**

3 **(a) Advance notice – required.**

4 **(1) After a court has issued a warrant of restitution, the landlord**
5 **must, at least 14 days before the scheduled date of repossession**
6 **as set by the Sheriff, provide written notice to the tenant of the**
7 **date on which the warrant of restitution is scheduled to be**
8 **executed by:**

9 **(A) sending the notice by first-class mail with certificate of**
10 **mailing;**

11 **(B) posting the notice on the front door of the leased premises**
12 **and taking a date-stamped photograph of the notice posted**
13 **on the front door; and**

14 **(C) if the landlord knows or has on file the e-mail address or**
15 **cellphone number of the tenant, sending the notice**
16 **electronically to the tenant by an e-mail message or a text**
17 **message.**

18 **(2) The landlord must:**

19 **(A) provide written notice under paragraph (1) to the tenant in**
20 **the manner and format required under Title 8 of the Real**
21 **Property Article of the Maryland Code, as amended;**

22 **(B) include with the notice a written statement that:**

23 **(i) identifies a URL established by the Department**
24 **under paragraph (3) of this subsection; and**

25 **(ii) informs the tenant that information and resources**
26 **related to eviction are available at the URL; and**

~~[(B)]~~ (C) at least 14 days before the scheduled date of repossession as set by the Sheriff, provide to the Department, in the manner and format required by the Director:

(i) a copy of the full written notice [to the Department, in the manner and format required by the Director]] required under paragraph (1) pursuant to Title 8 of the Real Property Article of the Maryland Code, as amended; and

(ii) a copy of the written statement provided to the tenant under paragraph (B) of this subsection.

(3) The Department must establish and maintain a URL that provides current information and resources for residents experiencing eviction. The Department must update the URL at least once per year in consultation with the Services to End and Prevent Homelessness.

(b) Information sharing. The Department must:

(1) maintain a record of each notice it receives under subsection (a); and

(2) immediately upon receipt of a notice under subsection (a), share the notice with the Department of Health and Human Services.

~~[(b)]~~ (c) Penalties.

(1) A landlord commits a Class A civil violation if the landlord:

(A) fails to provide notice as required under this Section; or

(B) intentionally provides false or misleading information to a tenant under this Section.

(2) The penalties under this Section are in addition to any actual damages, reasonable attorney's fees and costs, injunctive relief, and other remedies available to the tenant under state law.

Sec. 2. Expedited Effective Date. The Council declares that this Act is necessary for the immediate protection of the public interest. This Act takes effect on the date on which it becomes law.

Sec. 3. Transition. The requirements of this Act must not apply to any date of repossession scheduled to occur less than 14 days after the effective date of the Act. The requirements of the Act must apply to any date of repossession scheduled to occur 14 or more days after the effective date of the Act.

Approved:

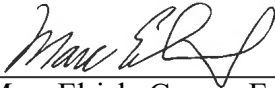


December 9, 2025

Natali Fani-González, President, County Council

Date

Approved:



December 15, 2025

Marc Elrich, County Executive

Date

This is a correct copy of Council action.



December 15, 2025

Sara R. Tenenbaum, Clerk of the Council

Date