

SENATE BILL 564

N1

2lr2668
CF HB 691

By: **Senators Lee, Sydnor, Smith, and Hettleman**

Introduced and read first time: January 31, 2022

Assigned to: Judicial Proceedings

A BILL ENTITLED

1 AN ACT concerning

2 **Landlord and Tenant and Wrongful Detainer Actions – Eviction Prevention**
3 **Services**

4 FOR the purpose of requiring the court to grant a recess or a continuance in certain landlord
5 and tenant actions and actions for wrongful detainer for certain purposes, including
6 for the purpose of obtaining eviction prevention services; and generally relating to
7 eviction prevention services and landlord and tenant and wrongful detainer actions.

8 BY adding to

9 Article – Real Property

10 Section 8–119

11 Annotated Code of Maryland

12 (2015 Replacement Volume and 2021 Supplement)

13 SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF MARYLAND,
14 That the Laws of Maryland read as follows:

15 **Article – Real Property**

16 **8–119.**

17 **(A) IN THIS SECTION, “EVICTION PREVENTION SERVICES PROVIDER”**
18 **MEANS A GOVERNMENTAL, NONPROFIT, OR CHARITABLE ORGANIZATION THAT**
19 **PROVIDES ANY OF THE FOLLOWING SERVICES FOR THE PURPOSE OF PREVENTING**
20 **HOUSING INSECURITY, EVICTION, OR HOMELESSNESS:**

21 **(1) SOCIAL WORK SERVICES;**

22 **(2) COUNSELING;**

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.



1 **(3) FINANCIAL ASSISTANCE FOR RENT OR RELOCATION;**

2 **(4) ALTERNATIVE DISPUTE RESOLUTION; OR**

3 **(5) CIVIL LEGAL AID.**

4 **(B) THIS SECTION APPLIES ONLY TO AN ACTION BROUGHT UNDER**
5 **SUBTITLE 4 OF THIS TITLE OR § 14–132 OF THIS ARTICLE.**

6 **(C) ON REQUEST OF A PARTY, THE COURT SHALL GRANT:**

7 **(1) A RECESS FOR A REASONABLE AMOUNT OF TIME TO ALLOW THE**
8 **REQUESTING PARTY TO USE THE SERVICES OF AN EVICTION PREVENTION SERVICES**
9 **PROVIDER IF THE EVICTION PREVENTION SERVICES PROVIDER IS AVAILABLE AT**
10 **THE COURT BUILDING DURING THE TIME SCHEDULED FOR THE TRIAL; AND**

11 **(2) A CONTINUANCE FOR A REASONABLE AMOUNT OF TIME NOT LESS**
12 **THAN 5 BUSINESS DAYS IF:**

13 **(I) EITHER PARTY SEEKS:**

14 1. **ATTORNEY REPRESENTATION; OR**

15 2. **TO PROCURE NECESSARY WITNESSES OR OBTAIN**
16 **DOCUMENTS OR OTHER PROOF OF A CLAIM OR DEFENSE; OR**

17 **(II) A PARTY DEMONSTRATES THAT THE INTERESTS OF JUSTICE**
18 **WILL BE BETTER SERVED BY THE COURT’S ORDER OF REFERRAL OF THE PARTIES TO**
19 **AN EVICTION PREVENTION SERVICES PROVIDER.**

20 SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect
21 October 1, 2022.