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**BILL NO.:**            **SB 992**

**TITLE:**                Real Property – Landlord and Tenant – Procedures for Failure to Pay Rent, Breach of Lease, and Tenant Holding Over

**SPONSOR:**            Senator Benson

**COMMITTEE:**        Judicial Proceedings

**POSITION:**           **SUPPORT**

**DATE:**                March 7, 2024

Baltimore County **SUPPORTS** Senate Bill 992 – Real Property – Landlord and Tenant – Procedures for Failure to Pay Rent, Breach of Lease, and Tenant Holding Over. This legislation creates several new protections for tenants related to property repossession and the recovery of personal property by those who have been evicted.

SB 992 requires that, following the issuance of a warrant of restitution, a landlord provides written notice to the tenant at least 14 days before the scheduled repossession of the property. If the Sheriff reasonably believes that the landlord has not provided the notice required or that the tenant has redeemed the property, the Sheriff must notify the District Court and may not execute the warrant of restitution without further order of the District Court. Furthermore, SB 992 states that if a tenant is not present during the execution of a warrant of restitution, the sheriff must post a notice on the door of the premises stating that repossession has been completed and the tenant has 10 days to reclaim personal property. The bill lays out specific provisions to ensure the personal property is kept and protected for the 10-day period, and that the former tenant has a reasonable ability to access their personal property during that time period.

Baltimore County supports this legislation as it creates significant protections during the process of eviction. Currently, State law does little to protect tenants from being evicted immediately following eviction court proceedings. It specifically has few protections for personal property that is present at the premises of those who are pending eviction. During the height of the pandemic, many tenants were given minimal time and notice between an eviction ruling and the actual eviction. In many of these cases, personal property inside of the premises was lost or destroyed, leaving families not only without a home but without any of their personal possessions. Without statutory protections, there is no legal consequence or protection against

this kind of treatment. SB 992 would extend the basic rights and fair treatment to tenants that is too often denied in eviction proceedings.

Accordingly, Baltimore County urges a **FAVORABLE** report on SB 992 from the Senate Judicial Proceedings Committee. For more information, please contact Jenn Aiosa, Director of Government Affairs at [jaiosa@baltimorecountymd.gov](mailto:jaiosa@baltimorecountymd.gov).