

Introduced 02.02.2026
Public Hearing 02.17.2026
Council Action 03.02.2026
Executive Action 03.06.2026
Effective Date 05.06.2026

County Council of Howard County, Maryland

2026 Legislative Session

Legislative Day No. 2

Bill No. 12 -2026

Introduced by: The Chairperson at the request of the County Executive

Short Title: Landlord Tenant Relations – Eviction Notice Requirement

Title: AN ACT requiring that landlords provide at least 14 days written notice to a tenant upon the issuance of a warrant of restitution; requiring the notice be sent and posted in certain methods and timeframes; requiring the Office of Consumer Protection to create a URL that contains certain information; requiring the Office to maintain certain information; amending penalty provisions for violations of landlord-tenant provisions of the County Code; making certain technical corrections; and generally related to the landlord tenant relations.

Introduced and read first time Feb 2, 2026. Ordered posted and hearing scheduled.

By order

Michelle Harrod
Michelle Harrod, Administrator

Having been posted and notice of time & place of hearing & title of Bill having been published according to Charter, the Bill was read for a second time at a public hearing on Feb 17, 2026.

By order

Michelle Harrod
Michelle Harrod, Administrator

This Bill was read the third time on Mar 2, 2026 and Passed , Passed with amendments _____, Failed _____.

By order

Michelle Harrod
Michelle Harrod, Administrator

Sealed with the County Seal and presented to the County Executive for approval this 3 day of March, 2026 at 5⁰⁰ a.m./p.m.

By order

Michelle Harrod
Michelle Harrod, Administrator

Approved/Vetoed by the County Executive March 6, 2026

Calvin Ball
Calvin Ball, County Executive

NOTE: [[text in brackets]] indicates deletions from existing law; TEXT IN SMALL CAPITALS indicates additions to existing law; Strike-out indicates material deleted by amendment; Underlining indicates material added by amendment.

1 **Section 1. Be It Enacted by the County Council of Howard County, Maryland, that the**
2 **Howard County Code is amended as follows:**

3 *By adding:*

4 *Title 17. "Public Protection Services"*

5 *Section 17.1016 "Evictions – Notice Requirement"*

6
7 *By amending:*

8 *Title 17. "Public Protection Services"*

9 *Subsection (d) of Section 17.1008 "Required Information".*

10
11 *Title 17. "Public Protection Services"*

12 *Section 17.1016 "Penalties and other relief"*

13
14 *Title 17. "Public Protection Services"*

15 *Section 17.1017 "Private action"*

16
17 **Title 17. Public Protection Services.**

18 **Subtitle 10. Landlord-Tenant Relations.**

19
20 **Section 17.1008 – Required Information.**

21 (d) *Translations of Landlord Tenant Assistance Publication.* The Office shall make the publication
22 identified in subsection (a)(2)[[(iii)](IV) of this section available for downloading [[from]]ON the
23 Office's web page in English, Spanish, Chinese, French, and Korean and, on request of the landlord,
24 the Office shall provide a written copy of the publication in additional languages as soon as practical.
25

26 **SECTION 17.1016. EVICTIONS- NOTICE REQUIREMENT.**

27 (A) *ADVANCE NOTICE – REQUIRED.* AFTER A COURT HAS ISSUED A WARRANT OF RESTITUTION:

- 28 (1) THE LANDLORD SHALL, AT LEAST 14 DAYS BEFORE THE SCHEDULED DATE OF REPOSSESSION
29 AS SET BY THE SHERIFF, PROVIDE WRITTEN NOTICE TO THE TENANT OF THE DATE ON
30 WHICH THE WARRANT OF RESTITUTION IS SCHEDULED TO BE EXECUTED BY:

31 (I) SENDING THE NOTICE BY FIRST-CLASS MAIL WITH CERTIFICATE OF MAILING;

- 1 (II) POSTING THE NOTICE ON THE FRONT DOOR OF THE LEASED PREMISES AND TAKING A
2 DATE-STAMPED PHOTOGRAPH OF THE NOTICE POSTED ON THE FRONT DOOR; AND
3 (III) IF THE LANDLORD KNOWS OR HAS ON FILE THE E-MAIL ADDRESS OR CELLPHONE
4 NUMBER OF THE TENANT, SENDING THE NOTICE ELECTRONICALLY TO THE TENANT BY AN
5 E-MAIL MESSAGE OR A TEXT MESSAGE.

6 (2) THE LANDLORD SHALL:

- 7 (I) PROVIDE WRITTEN NOTICE UNDER PARAGRAPH (1) TO THE TENANT AS REQUIRED BY
8 TITLE 8 OF THE REAL PROPERTY ARTICLE OF THE MARYLAND CODE, AS AMENDED;
9 (II) INCLUDE WITH THE NOTICE A WRITTEN STATEMENT THAT:

- 10 1. IDENTIFIES A URL ESTABLISHED BY THE OFFICE UNDER PARAGRAPH (III) OF THIS
11 SUBSECTION; AND
12 2. INFORMS THE TENANT THAT INFORMATION AND RESOURCES RELATED TO
13 EVICTION ARE AVAILABLE AT THE URL; AND

- 14 (III) THE OFFICE SHALL ESTABLISH AND MAINTAIN A URL THAT PROVIDES CURRENT
15 INFORMATION AND RESOURCES FOR RESIDENTS EXPERIENCING EVICTION. THE
16 OFFICE SHALL UPDATE THE URL AT LEAST ONCE PER YEAR IN CONSULTATION WITH
17 RELEVANT COUNTY DEPARTMENTS, OFFICES, BOARDS AND NON-PROFIT ENTITIES.

18 (B) *PENALTIES.*

- 19 (1) A LANDLORD COMMITS A CLASS A CIVIL VIOLATION IF THE LANDLORD:

- 20 (I) FAILS TO PROVIDE NOTICE AS REQUIRED UNDER THIS SECTION; OR
21 (II) INTENTIONALLY PROVIDES FALSE OR MISLEADING INFORMATION TO A TENANT UNDER
22 THIS SECTION.

- 23 (2) THE PENALTIES UNDER THIS SECTION ARE IN ADDITION TO ANY ACTUAL DAMAGES,
24 REASONABLE ATTORNEY'S FEES AND COSTS, INJUNCTIVE RELIEF, AND OTHER REMEDIES
25 AVAILABLE TO THE TENANT UNDER STATE LAW.

26
27 **Section ~~[[17.1016]]17.1017 - Penalties and other relief.~~**

28 (a) *Not Exclusive.* The penalties and relief specified in this section are in addition to the other penalties
29 specifically provided in this subtitle.

30 (b) *Civil Penalties.*

- 31 (1) The Office may enforce this subtitle with civil penalties under title 24, "Civil Penalties" of the

1 Howard County Code.

2 (2) ~~[[The first]]~~A violation of this subtitle is a Class ~~[[B]]~~A offense.

3 ~~[[3) Subsequent violations are Class A offenses.]]~~

4 (c) *Penalty Recoverable in Civil Action.* Alternatively or in addition to and concurrent with other
5 remedies, the Office may impose a fine not exceeding \$500 for each violation of this subtitle,
6 recoverable in a civil action.

7 (d) *Injunctive and Other Relief.* The Office may also seek, and a court may issue, an injunction, a
8 restraining order, or other appropriate relief to correct a violation of this subtitle.

9
10 **Section ~~[[17.1017]]~~17.1018. Private action.**

11 Nothing in this subtitle prevents a person from exercising a right or seeking a remedy to which the
12 person might otherwise be entitled, or from filing a complaint with any other governmental unit or
13 court.

14
15 ***Section 2. And Be It Further Enacted by the County Council of Howard County, Maryland,***
16 ***that this Act shall become effective 61 days after its enactment.***



Howard County

Internal Memorandum

Subject: Testimony and Fiscal Impact Statement
Amendments to the Landlord Tenant Relations Subtitle

To: Brandee Ganz
Chief Administrative Officer

From: Tracy Rezvani, Administrator
Office of Consumer Protection

Date: January __, 2026

BACKGROUND

Maryland Real Property Article § 8-407 applies to the warrant of restitution issued to a landlord to take possession of residential property. The statute requires the Landlord to give notice to the tenant, at least 6 days before the scheduled date of eviction is to be executed. The statute allows local jurisdictions to increase the minimum days of notice required to as many as 14 days and establish penalties for violations.

PURPOSE

Howard County Coalition to End Homelessness-Continuum of Care was created to make homelessness rare, brief and a one-time experience. By allowing residents the maximum notice and opportunity to make other arrangements and use the resources provided by County Departments, such as the Howard County Department of Housing and Community Development and non-profits, such as the Community Action Council of Howard County, residents can avoid homelessness. Currently, the Coordinated Entry System of Homeless Services (CES) connects people who are experiencing homelessness to housing opportunities. The CES is not a “first come, first served” system and cannot immediately accommodate residents into shelter or housing. Expanding to a 14-day notice allows time for residents to register, be added to the “By-Name List,” and for CES to better serve the community.

In addition, legal counsel for the tenant can challenge legal issues in the notice of eviction itself. Obtaining counsel, reviewing the notice, and filing all in *under* 6 days is a monumental endeavor for those who must also juggle family, work, as well as packing, finding movers, and shopping for new accommodations while under the emotional pressure of an impending eviction. Lastly, there is not an undue burden to Landlords as Landlords typically have a 30-day advanced notice of the eviction date.

In an effort to increase outreach to tenants about available resources, this proposed legislation requires that a landlord include with the notice a written statement that identifies a website established by the Office of Consumer Protection and informs tenants that information and resources related to evictions are available on the website created by OCP. Further, this legislation establishes a penalty in the form of a CLASS A violation if a landlord fails to provide proper notice.

FISCAL IMPACT

To fully implement the bill, OCP does not at present believe there will be a fiscal impact.

BY THE COUNCIL

This Bill, having been approved by the Executive and returned to the Council, stands enacted on March 6, 2026.

Michelle R. Harrod
Michelle R. Harrod, Administrator to the County Council

BY THE COUNCIL

This Bill, having been passed by the yeas and nays of two-thirds of the members of the Council notwithstanding the objections of the Executive, stands enacted on _____, 2026.

Michelle R. Harrod, Administrator to the County Council

BY THE COUNCIL

This Bill, having received neither the approval nor the disapproval of the Executive within ten days of its presentation, stands enacted on _____, 2026.

Michelle R. Harrod, Administrator to the County Council

BY THE COUNCIL

This Bill, not having been considered on final reading within the time required by Charter, stands failed for want of consideration on _____, 2026.

Michelle R. Harrod, Administrator to the County Council

BY THE COUNCIL

This Bill, having been disapproved by the Executive and having failed on passage upon consideration by the Council stands failed on _____, 2026.

Michelle R. Harrod, Administrator to the County Council

BY THE COUNCIL

This Bill, the withdrawal of which received a vote of two-thirds (2/3) of the members of the Council, is withdrawn from further consideration on _____, 2026.

Michelle R. Harrod, Administrator to the County Council