



**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.