

Introduced _____
Public Hearing _____
Council Action _____
Executive Action _____
Effective Date _____

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 _____, 2026. Ordered posted and hearing scheduled.

By order _____
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 _____, 2026.

By order _____
Michelle Harrod, Administrator

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

By order _____
Michelle Harrod, Administrator

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

By order _____
Michelle Harrod, Administrator

Approved/Vetoed by the County Executive _____, 2026

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.

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

By adding:

Title 17. "Public Protection Services"

Section 17.1016 "Evictions – Notice Requirement"

By amending:

Title 17. "Public Protection Services"

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

Title 17. "Public Protection Services"

Section 17.1016 "Penalties and other relief"

Title 17. "Public Protection Services"

Section 17.1017 "Private action"

Title 17. Public Protection Services.

Subtitle 10. Landlord-Tenant Relations.

Section 17.1008 – Required Information.

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

SECTION 17.1016. EVICTIONS- NOTICE REQUIREMENT.

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

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

(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

Howard County Code.

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

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

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

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

Section ~~[[17.1017]]~~17.1018. Private action.

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

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