

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND
Legislative Session 2026, Legislative Day No. 15

Bill No. 74-26

Mr. Michael Ertel, Chair
By Request of County Executive

By the County Council, August 3, 2026

A BILL
ENTITLED

AN ACT concerning

Procedures for Tenant Notice When a Court Has Issued a Warrant of Restitution

FOR the purpose of establishing certain procedures under which a warrant of restitution must be executed; requiring a landlord to provide a certain minimum notice to a tenant when a court has issued a warrant of restitution; subject to certain requirements providing for the disposition of certain tenant personal property following the execution of a warrant of restitution; and generally relating to notice when a court has issued a warrant of restitution.

BY repealing and re-enacting, with amendments

Section 35-3-103
Article 35 – Buildings and Housing
Title 3 – Housing in General
Subtitle 1 – In General
Baltimore County Code, 2015

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.
[Brackets] indicate matter stricken from existing law.
~~Strike-out~~ indicates matter stricken from bill.
Underlining indicates amendments to bill.

1 SECTION 1. BE IT ENACTED BY THE COUNTY COUNCIL OF BALTIMORE
2 COUNTY, MARYLAND, that the laws of Baltimore County shall read as follows:

3
4 ARTICLE 35 – BUILDINGS AND HOUSING

5 Title 3 – Housing in General

6 Subtitle 1 – In General
7

8 § 35-3-103. Placement of personal property in case of eviction.

9 (A) (1) A WARRANT OF RESTITUTION SHALL BE EXECUTED IN
10 COMPLIANCE WITH THE PROVISIONS OF THIS SECTION AND APPLICABLE STATE
11 LAW.

12 (2) AFTER A COURT HAS ISSUED A WARRANT OF RESTITUTION, THE
13 LANDLORD SHALL, AT LEAST 14 DAYS BEFORE THE SCHEDULED DATE OF
14 REPOSSESSION AS SET BY THE DESIGNATED AUTHORITY, PROVIDE WRITTEN
15 NOTICE TO THE TENANT OF THE DATE ON WHICH THE WARRANT OF
16 RESTITUTION IS SCHEDULED TO BE EXECUTED BY:

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

19 (II) POSTING THE NOTICE ON THE FRONT DOOR OF THE
20 LEASED PREMISES AND TAKING A DATE-STAMPED PHOTOGRAPH OF THE NOTICE
21 POSTED ON THE FRONT DOOR; AND

22 (III) IF THE LANDLORD KNOWS OR HAS ON FILE THE E-MAIL
23 ADDRESS OR CELLPHONE NUMBER OF THE TENANT, SENDING THE NOTICE

1 ELECTRONICALLY TO THE TENANT BY AN E-MAIL MESSAGE OR A TEXT
2 MESSAGE.

3 (3) THE NOTICE SHALL INCLUDE:

4 (I) THE DISTRICT COURT CASE NUMBER;

5 (II) THE TENANT'S NAME AS STATED IN THE CASE;

6 (III) THE ADDRESS OF THE LEASED PREMISES;

7 (IV) THE DATE ON WHICH THE WARRANT OF RESTITUTION
8 WAS ORDERED BY THE COURT;

9 (V) THE INITIAL SCHEDULED DATE OF THE EVICTION;

10 (VI) A STATEMENT THAT THE REPOSSESSION MAY OCCUR
11 UNLESS THE TENANT:

12 1. RETURNS POSSESSION OF THE LEASED PREMISES TO
13 THE LANDLORD; OR

14 2. FOR A WARRANT OF RESTITUTION ISSUED UNDER §
15 8-401 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF
16 MARYLAND, EXERCISES THE RIGHT TO REDEMPTION UNDER § 8-401 OF THE REAL
17 PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, IF AVAILABLE;

18 (VII) IF THE TENANT STILL HAS A RIGHT TO REDEMPTION OF
19 THE LEASED PREMISES UNDER § 8-401(H) OF THE REAL PROPERTY ARTICLE OF
20 THE ANNOTATED CODE OF MARYLAND, A STATEMENT SHOWING THE AMOUNT
21 STILL DUE TO REDEEM THE PROPERTY;

1 (VIII) A STATEMENT THAT THE NOTICE IS THE FINAL NOTICE
2 TO THE TENANT OF THE INTENDED REPOSSESSION, EVEN IF THE REPOSSESSION
3 IS STAYED FOR ANY REASON;

4 (IX) THE FOLLOWING STATEMENT: “YOU COULD LOSE ALL
5 YOUR PERSONAL BELONGINGS LEFT INSIDE YOUR HOME WHEN THE EVICTION
6 OCCURS. LOCAL LAWS AND PRACTICES ABOUT DISPOSAL OF ANY OF YOUR
7 PERSONAL BELONGINGS UPON EVICTION VARY. YOU MAY SEEK ADVICE BY
8 CALLING 2-1-1 FOR A LEGAL REFERRAL OR BY CONTACTING THE DISTRICT
9 COURT HELP CENTER AT (INSERT THE TELEPHONE NUMBER FOR THE DISTRICT
10 COURT HELP CENTER) OR (INSERT THE ADDRESS FOR THE WEBSITE OF THE
11 DISTRICT COURT HELP CENTER) TO SPEAK TO AN ATTORNEY.”; AND

12 (X) THE TELEPHONE NUMBER, E-MAIL ADDRESS, AND
13 MAILING ADDRESS AT WHICH THE LANDLORD MAY BE CONTACTED.

14 (4) IF A TENANT IS NOT PRESENT DURING THE EXECUTION OF THE
15 WARRANT OF RESTITUTION, THE DESIGNATED AUTHORITY SHALL POST A
16 NOTICE ON THE FRONT DOOR OF THE PREMISES STATING THAT REPOSSESSION
17 OF THE PREMISES HAS BEEN COMPLETED.

18 [(a)] (B) (1) A designated authority executing a warrant of restitution shall place the
19 property of the tenant that has been removed from the leased premises:

- 20 (i) On the landlord’s property; and
21 (ii) 1. In a place designated by the landlord; or
22 2. If no place is designated by the landlord, in a place as near as
23 possible to the leased premises.

1 (2) The property of the tenant may not be placed on a public highway, a public
2 right-of-way, or public property.

3 (3) [Property] SUBJECT TO THE NOTICE REQUIREMENTS IN
4 SUBSECTION (A) OF THIS SECTION, PROPERTY removed from the leased premises in
5 accordance with a properly issued warrant of restitution shall be considered abandoned.

6 [(b)] (C) (1) When the tenant's property to be removed is a mobile home or a trailer as
7 defined under § 8A-101 of the Real Property Article of the Annotated Code of Maryland, the
8 landlord may direct the property to remain at its existing location.

9 (2) The mobile home or trailer may not be placed on a county highway or right-
10 of-way or on any public property other than a land disposal site.

11 (3) The landlord shall post the mobile home or trailer as evicted property while it
12 remains on the landlord's property.

13 [(c)] (D) A person who violates this section is subject to a civil penalty of \$1,000.
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15 SECTION 2. AND BE IT FURTHER ENACTED, that this Act, having been passed by
16 the affirmative vote of five members of the County Council, shall take effect immediately from
17 the date of its enactment.