

PROPOSED

COUNTY COUNCIL OF ANNE ARUNDEL COUNTY, MARYLAND

Legislative Session 2025, Legislative Day No. 23

Bill No. 101-25

Introduced by Ms. Hummer

By the County Council, December 15, 2025

Introduced and first read on December 15, 2025
Public Hearing set for January 20, 2026
Bill Expires on March 20, 2026

By Order: Kaley Schultze, Administrative Officer

A BILL ENTITLED

1 AN ORDINANCE concerning: General Provisions – Public Works – Landlord-Tenant
2 Eviction

3
4 FOR the purpose of defining certain terms related to landlord-tenant eviction; providing
5 for the purpose and applicability of the new title; establishing notice requirements for
6 the eviction of tenants; providing for the storage and disposition of a tenant's
7 belongings upon eviction; establishing penalties for violating any provision of the new
8 title; and generally relating to landlord-tenant evictions and public works.

9
10 BY repealing and reenacting, with amendments: § 13-1-106
11 Anne Arundel County Code (2005, as amended)

12
13 BY adding: §§ 1-13-101 through 1-13-106 to be under the new title entitled "Title 13.
14 Landlord-Tenant Eviction"
15 Anne Arundel County Code (2005, as amended)

16
17 SECTION 1. *Be it enacted by the County Council of Anne Arundel County, Maryland,*
18 That Section(s) of the Anne Arundel County Code (2005, as amended) read as follows:

ARTICLE 1. GENERAL PROVISIONS

TITLE 13. LANDLORD-TENANT EVICTION

1-13-101. DEFINITIONS.

25
26 IN THIS TITLE, THE FOLLOWING WORDS HAVE THE MEANINGS INDICATED.

EXPLANATION: CAPITALS indicate new matter added to existing law and taglines.
[[Brackets]] indicate matter deleted from existing law and taglines.
Captions and taglines in **bold** in this bill are catchwords and are not law.
Asterisks *** indicate existing Code provisions in a list or chart that remain unchanged.

(1) "DEFECTIVE TENANCY" MEANS ANY CONDITION IN A LEASED DWELLING OR MATTER REASONABLY RELATED TO ITS MAINTENANCE, USE, OR OCCUPANCY THAT VIOLATES A TERM OF THE LEASE, OR ANY LAW OR REGULATION.

(2) "DWELLING UNIT" HAS THE MEANING STATED IN ARTICLE 18 OF THIS CODE.

(3) "LANDLORD" MEANS ANY PERSON WHO OWNS, LEASES, CONTROLS, OR MANAGES A DWELLING UNIT.

(4) "LEASE" MEANS A WRITTEN RENTAL AGREEMENT THAT ESTABLISHES OR MODIFIES THE TERMS, CONDITIONS, RULES, REGULATIONS, OR ANY OTHER PROVISIONS CONCERNING THE MAINTENANCE, USE, AND OCCUPANCY OF A DWELLING UNIT.

(5) "LEASED DWELLING" MEANS ANY DWELLING UNIT, ROOMING UNIT, EFFICIENCY UNIT, OR OTHER LIVING QUARTERS, WHETHER IN A SINGLE-FAMILY DWELLING, A MULTIPLE-FAMILY DWELLING, AN APARTMENT COMPLEX, OR OTHERWISE, THAT IS OCCUPIED UNDER A LEASE BETWEEN A TENANT AND A LANDLORD.

(6) "PERSONAL PROPERTY" HAS THE MEANING STATED IN § 1-1-101 OF THIS CODE.

(7) "PROPERTY" HAS THE MEANING STATED IN § 1-1-101 OF THIS CODE.

(8) "PROPERTY MANAGER" MEANS AN INDIVIDUAL OR COMPANY RETAINED BY THE LANDLORD TO PERFORM AND CARRY OUT PROPERTY MANAGEMENT FUNCTIONS, INCLUDING LEASING, MAINTENANCE, ADVERTISING, RENTALS, EVICTION PROCESSES, AND OTHER RELATED PROPERTY MANAGEMENT NEEDS.

(9) "TENANT" MEANS A PERSON WHO OCCUPIES A DWELLING UNIT FOR LIVING OR DWELLING PURPOSES WITH THE LANDLORD'S CONSENT SUBJECT TO A LEASE.

1-13-102. PURPOSE.

(A) **PURPOSE.** THE PURPOSE OF THIS TITLE IS:

(1) TO SUPPLEMENT THE RIGHTS AFFORDED TO LANDLORDS AND TENANTS UNDER TITLE 8 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND;

(2) TO ASSURE FAIR AND EQUITABLE RELATIONS BETWEEN LANDLORDS AND TENANTS;

(3) TO ENCOURAGE LANDLORDS AND TENANTS TO MAINTAIN AND IMPROVE THE QUALITY OF HOUSING THROUGHOUT ANNE ARUNDEL COUNTY; AND

(4) TO MODERNIZE THE LAW OF LANDLORDS AND TENANTS TO SERVE MORE REALISTICALLY THE NEEDS OF RESIDENTS IN THE COUNTY.

(B) **APPLICABILITY.** THIS TITLE IS APPLICABLE ONLY TO RESIDENTIAL LEASES UNLESS OTHERWISE PROVIDED.

(C) **CONFLICTING PROVISION.** A PROVISION IN AN AGREEMENT, WHETHER WRITTEN OR ORAL, THAT CONFLICTS WITH THIS TITLE IS UNENFORCEABLE.

1-13-103. NOTICE REQUIRED.

AFTER A COURT HAS ISSUED A WARRANT OF RESTITUTION UNDER § 8-401, 8-402, OR 8-402.1 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, A LANDLORD SHALL GIVE WRITTEN NOTICE TO THE TENANT AT LEAST 10 DAYS BEFORE THE SCHEDULED DATE OF REPOSSESSION AS SET BY THE ANNE ARUNDEL COUNTY SHERIFF'S OFFICE. THE NOTICE SHALL COMPLY WITH § 8-407 OF THE REAL PROPERTY ARTICLE OF

1 THE ANNOTATED CODE OF MARYLAND, AND SHALL ADVISE OF THE RIGHT TO RETRIEVE
2 PERSONAL PROPERTY AS SET FORTH IN § 1-13-105.

3
4 **1-13-104. STORAGE AND DISPOSAL OF TENANTS' PERSONAL PROPERTY UPON EVICTION.**

5
6 (A) **LIMITATION.** A LANDLORD OR PROPERTY MANAGER MAY NOT REMOVE AN
7 EVICTED TENANT'S PERSONAL PROPERTY FROM A RENTAL DWELLING EXCEPT AS
8 PROVIDED IN THIS TITLE.

9
10 (B) **LEGAL POSSESSION.** AT THE TIME OF EVICTION, THE LANDLORD OR PROPERTY
11 MANAGER SHALL CHANGE THE LOCKS ON THE RENTAL DWELLING IN THE PRESENCE OF
12 AN ANNE ARUNDEL COUNTY SHERIFF'S DEPUTY, AT THE LANDLORD'S EXPENSE, AND
13 TAKE LEGAL POSSESSION OF THE DWELLING.

14
15 (C) **RIGHT OF ACCESS.** FOR 6 DAYS AFTER THE EXECUTION OF THE EVICTION, THE
16 EVICTED TENANT HAS THE RIGHT TO ACCESS AND REMOVE THE TENANT'S PERSONAL
17 PROPERTY REMAINING IN THE RENTAL DWELLING:

18
19 (1) AT REASONABLE TIMES AGREED TO BY THE LANDLORD AND TENANT,
20 EXCLUDING SUNDAYS AND FEDERAL HOLIDAYS, PROVIDED THAT THE LANDLORD OR
21 PROPERTY MANAGER WILL GRANT THE EVICTED TENANT ACCESS TO THE RENTAL
22 DWELLING ON A SATURDAY IF THE TENANT REQUESTS IT; AND

23
24 (2) WITH NO REQUIREMENT THAT THE TENANT PAY RENT OR SERVICE FEES FOR
25 THE 6 DAY STORAGE PERIOD.

26
27 (D) **WITHHOLDING ACCESS PROHIBITED.** A TENANT'S ACCESS TO THEIR PERSONAL
28 PROPERTY CANNOT BE WITHHELD DURING THE RECLAMATION PERIOD DESCRIBED IN
29 SUBSECTION (C) DUE TO MONIES OWED FOR BACK PAYMENTS.

30
31 (1) ANY PERSONAL PROPERTY LEFT IN THE RENTAL DWELLING BEYOND THE
32 RECLAMATION DESCRIBED IN SUBSECTION (C) WILL BE DEEMED ABANDONED.

33
34 (2) A LANDLORD OR PROPERTY MANAGER MAY EXTEND THE RECLAMATION
35 PERIOD DESCRIBED IN SUBSECTION (C) AT THEIR SOLE AND ABSOLUTE DISCRETION.

36
37 (E) **FAILURE TO GRANT ACCESS.** IF THE LANDLORD OR PROPERTY MANAGER FAILS
38 TO GRANT ACCESS TO THE EVICTED TENANT TO REMOVE THEIR PERSONAL PROPERTY AS
39 PROVIDED IN THIS SECTION AND IN THE NOTICE PROVIDED UNDER §1-13-104, THE EVICTED
40 TENANT SHALL HAVE THE RIGHTS SET FORTH IN § 8-407 (F) OF THE REAL PROPERTY
41 ARTICLE OF THE STATE CODE.

42
43 (F) **DISPOSITION OF PROPERTY.** THE LANDLORD OR PROPERTY MANAGER SHALL
44 REMOVE OR DISPOSE OF ANY ABANDONED PERSONAL PROPERTY REMAINING IN OR
45 AROUND THE RENTAL DWELLING UNIT UPON THE EXPIRATION OF THE RECLAMATION
46 PERIOD DESCRIBED IN SUBSECTION (C) WITHOUT ANY FURTHER NOTICE OR OBLIGATION
47 TO THE EVICTED TENANT.

48
49 (G) **LAWFUL DISPOSAL.** THE LANDLORD OR PROPERTY MANAGER MAY NOT RETAIN
50 FOR PERSONAL USE ANY ABANDONED PERSONAL PROPERTY RESULTING FROM EVICTION
51 AND SHALL DISPOSE OF SUCH PROPERTY BY:

52
53 (1) TRANSPORTING TO A LICENSED LANDFILL OR SOLID WASTE FACILITY;

54
55 (2) DONATING TO CHARITY;

56
57 (3) SELLING THE PERSONAL PROPERTY; OR

(4) SOME OTHER LEGAL MEANS.

(H) **ABANDONED ANIMAL.** SHOULD A TENANT ABANDON ANY DOMESTICATED ANIMAL AS DEFINED BY § 12-4-901 OF THIS CODE, THE ANIMAL SHALL BE SEIZED BY THE COUNTY'S DEPARTMENT OF ANIMAL SERVICES.

(I) **MINOR CHILDREN.** IN THE EVENT THERE ARE CHILDREN HOME AT THE TIME OF A SCHEDULED EVICTION WITHOUT AN ADULT, AND THE TENANT CANNOT BE REACHED, THE DEPARTMENT OF SOCIAL SERVICES SHALL BE CONTACTED TO ENSURE THE SAFETY AND WELLBEING OF THE CHILDREN.

(J) **COUNTY PROPERTY.** THE DEPARTMENT OF PUBLIC WORKS MAY DISPOSE OF ALL PERSONAL PROPERTY ON COUNTY RIGHTS-OF-WAY, EASEMENTS, OR OTHER COUNTY PROPERTY IN ACCORDANCE WITH § 13-1-106.

1-13-105. PENALTIES.

ANY VIOLATION OF THIS TITLE, UNLESS EXPRESSLY SPECIFIED, IS A CLASS E CIVIL OFFENSE PURSUANT TO § 9-2-101 OF THIS CODE. EACH DAY THAT A VIOLATION CONTINUES IS A SEPARATE OFFENSE.

ARTICLE 13. PUBLIC WORKS.

TITLE 1. DEFINITIONS; GENERAL PROVISIONS

13-1-106. Disposal of personal property on County property.

(a) **Prohibition.** An owner of rental real property may not dispose of, store, or abandon the personal property of an evicted tenant on County rights-of-way, easements, or other County property [[for more than 48 hours after the date of the eviction]].

(b) **Removal by County.** The Department may remove and dispose of all personal property that is on County property in violation of this section, and the Department shall bill the owner of the rental real property for all costs incurred by the County in connection with the removal and disposal of the evicted tenant's personal property, including overhead and administrative costs. The owner of the rental real property shall pay the bill within 30 days of the date of the bill, and any amount unpaid 30 days after the date of the bill shall be collected as provided in § 1-8-101 of this Code.

SECTION 2. *And be it further enacted,* That this Ordinance shall take effect 45 days from the date it becomes law.