



CITY OF TAKOMA PARK, MARYLAND

SB 706 Oppose

Judicial Proceedings Committee

Landlord Tenant – Expedited Eviction Proceedings – Notice and Appeals

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The City of Takoma Park opposes SB 706, which would reduce the notice period from 14 days to 5 days before a landlord may file an action to evict a tenant for a breach of the lease that involves specified dangerous behavior, and reduce from 10 days to 4 days the amount of time after entry of a judgment during which a party may appeal to the circuit court in an eviction proceeding based on a breach of the lease that involves specified dangerous behavior, among other things.

An area of concern for Takoma Park is that the bill, as written, does not expressly define the term "dangerous behavior," and thus may result in disparate treatment toward protected groups based on color, disability, sex, and age. Additionally, based on our understanding of what is being proposed, we believe that as a result of this legislation, some landlords may be encouraged to use the eviction process as a policing tool in lieu of contacting law enforcement to report violent activity where appropriate. This, of course, would not be in the best interest of public safety.

For these reasons, we urge an unfavorable report on SB 706.