

NOTICE TO LANDLORDS AND PROPERTY MANAGERS OF BALTIMORE CITY RESIDENTIAL RENTAL PROPERTIES OF NEW LAW REGARDING EVICTIONS

Baltimore City recently enacted a new law that goes into effect very soon affecting important procedures for summary ejectment evictions for non-payment of rent. For all evictions that take place on or after October 1, 2007, here are the highlights:

- When you call the Deputy Sheriff for a date and time of the eviction, it must be scheduled at least 14 days from the date of your phone call. This means that in mid-September, when you call for an eviction date for October or later, it must be scheduled at least 14 days from the date of your phone call.
- You must send the tenant a written notice by each of 3 methods:
 - By certified mail mailed at least 14 days prior to the eviction date; AND
 - By first class mail mailed at least 14 days prior to the eviction date for which you receive a stamped certificate of mailing from the post office; AND
 - By posting a copy of the notice on the property at least 7 days prior to the eviction date.
- The notice must state:
 - The court case number of the District Court Summary Ejectment case;
 - The date on which the eviction is first scheduled to be executed;
 - A notice that the eviction will take place on that date unless the tenant either:
 - Moves out of the property and returns control of the property to the landlord; or
 - Pays the landlord the amount and court costs ordered under the summary ejectment case prior to the date and time of eviction.
 - (In prominent type) that any property left in the leased dwelling at the time of the eviction will be considered abandoned and may be disposed of on execution of the eviction warrant.
 - That this is the final notice of the eviction date that the tenant will receive, even if the date is postponed by the sheriff or by the court.
- You may charge the tenant for expenses incurred in providing this notice of not more than \$10.00.
- At or after the time of the eviction, you must – at your own expense – haul all personal property left in the dwelling directly to the city landfill, or to a charity, or dispose of it by some other legal means of disposal. **YOU ARE NO LONGER PERMITTED TO PLACE ANY PERSONAL PROPERTY ON THE STREET,**

ALLEY, PUBLIC RIGHT OF WAY OR PUBLIC LAND. Violation of these provisions can subject you to a misdemeanor conviction and fines of up to \$1,000 per offense. Each day that a violation continues is a separate offense.

- You will be entitled to a discounted dump fee at city landfills if you or your hauler present the warrant of restitution and proof that the property is currently registered as a leased dwelling with Baltimore City. If the truck contains items that are not eviction chattels, you will not get the discount. The Department of Public Works is drafting regulations for this procedure. The storage provisions of the old law (under which Public Works would store tenant chattels after eviction upon request) are repealed.