



CITY OF BALTIMORE
MAYOR BRANDON M. SCOTT

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| TO | The Honorable President and Members of the Baltimore City Council |
| FROM | Alice Kennedy, Commissioner, Housing and Community Development |
| CC | Mayor's Office of Government Relations |
| DATE | September 12, 2025 |
| SUBJECT | 25-0087 Eviction Chattels – Time Period to Reclaim |

Position: Favorable

BILL SYNOPSIS

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 25-0087 Eviction Chattels – Time Period to Reclaim for the purpose of requiring a landlord to retain a tenant's property for a specified period of time under certain circumstances; requiring a certain notice be provided to a tenant upon eviction; and generally relating to eviction and a tenant's right to reclaim personal property.

If enacted, Council Bill 25-0087 would require landlords to allow their tenants to recover personal property, at no cost to said tenant, up to 10 days following their eviction from a leased dwelling. This Bill would also require landlords to store tenant's property for up to 30 days following an eviction, if requested to do so by the tenant in writing. In that latter instance, the landlord would be permitted to charge their former tenant for any "reasonable storage costs" incurred through the duration of the storage. If approved, this Bill will take effect on the 30th day after its enactment.

SUMMARY OF POSITION

In 2007, the Baltimore City Council made the disposal of eviction chattel on sidewalks or streets illegal and declared that any tenant property left inside a rental at the time of eviction was to be considered abandoned. DHCD regularly responds to household items dumped on sidewalks, alleys, streets, lots and vacant properties but it is difficult to say how much of that material is unlawfully disposed of eviction chattel versus any other form of illegal dumping. Eviction Chattels are covered in Article 13 Subtitle 8A of the Housing and Urban Renewal Code.

Ultimately, the effects of City Council Bill 25-0087 fall outside the purview and responsibilities of DHCD. Landlord tenant proceedings are set by State Law. Notice and Eviction Chattels are handled by the Sheriff's Office and the District Courts. Even proper notice is enforced by the

courts. With that said, DHCD supports the intent of this Bill to establish compassionate standards by which tenants may recover their personal property following the execution of an eviction. It is also our understanding that this Bill would reconcile current City law with State Bill HB 767, which establishes new standards for eviction notices, by clarifying that landlords must provide notice of the first scheduled eviction at least 14 days in advance. That State Bill will take effect on October 1st of this year.

DHCD continues to work with the District Court, Sheriff's Office and legal assistance providers to leverage resources outside the legal system to protect Baltimore families during eviction.

FISCAL IMPACT

As drafted, this Bill would have minimal fiscal or administrative impact on DHCD.

AMENDMENTS

DHCD does not seek any amendments to this Bill at this time.