

# HOUSE BILL 1445

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4lr3394

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By: **Delegate Schmidt**

Introduced and read first time: February 9, 2024

Assigned to: Judiciary

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## A BILL ENTITLED

1 AN ACT concerning

2 **Landlord and Tenant – Actions for Possession – Service of Process by a Private**  
3 **Detective**

4 FOR the purpose of authorizing service of process in certain actions by a landlord for  
5 possession of leased residential property to be carried out by a private detective in  
6 addition to a constable or sheriff; and generally relating to service of process in  
7 actions for possession of leased residential property.

8 BY adding to

9 Article – Real Property

10 Section 8–407

11 Annotated Code of Maryland

12 (2023 Replacement Volume)

13 SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF MARYLAND,  
14 That the Laws of Maryland read as follows:

15 **Article – Real Property**

16 **8–407.**

17 **IF A COMPLAINT FOR REPOSSESSION FILED BY A LANDLORD UNDER § 8–401,**  
18 **§ 8–402, OR § 8–402.1 OF THIS SUBTITLE ALSO SEEKS A MONEY JUDGMENT, SERVICE**  
19 **OF PROCESS ON A TENANT:**

20 **(1) SHALL BE DIRECTED TO A CONSTABLE OR SHERIFF IN**  
21 **ACCORDANCE WITH THE REQUIREMENTS OF THE APPLICABLE SECTION; AND**

22 **(2) ON REQUEST OF A PLAINTIFF, MAY BE DIRECTED TO A PRIVATE**  
23 **DETECTIVE LICENSED UNDER TITLE 13 OF THE BUSINESS OCCUPATIONS AND**

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EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.



1 **PROFESSIONS ARTICLE WHO IS AUTHORIZED UNDER THE MARYLAND RULES TO**  
2 **SERVE PROCESS.**

3       SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect  
4       October 1, 2024.