



**IN THE DISTRICT COURT OF MARYLAND FOR ANNE ARUNDEL COUNTY
(DISTRICT 7)**

District 7 Administrative Order 2025-1

(Stay of Evictions in Extreme Weather Conditions)

WHEREAS, The Office of the Sheriff serves warrants of restitution of residential property in Anne Arundel County, Maryland;

WHEREAS, Extreme weather conditions may occasionally exist that would impact the service of warrants of restitution of residential property;

WHEREAS, Section 8-401(f)(2)(i) of the Real Property Article of the Maryland Code indicates that “The administrative judge of any district shall stay the execution of a warrant of restitution of a residential property, from day to day, in the event of extreme weather conditions affecting the residential property” under certain conditions.

WHEREAS, Extreme weather conditions can include snow, excessive rain, freezing temperatures, extreme heat, or other weather events.

NOW, THEREFORE, it is this 3rd day of January 2025 hereby:

ORDERED that Sheriff Everett L. Sesker, or his designee, shall stay the execution of warrants of restitution in cases where evictions have been scheduled based on the existence of extreme weather conditions including, but not limited to, the following specifically listed in the statute:

1. A temperature or next day forecasted temperature of 32 degrees Fahrenheit or lower;
2. A winter storm warning or blizzard warning issued by the National Weather Service;
3. A hurricane warning or tropical storm warning issued by the National Weather Service;
4. An excessive heat warning issued by the National Weather Service.

ORDERED, that Sheriff Everett L. Sesker, or his designee, is authorized to use his discretion to determine whether the execution of a warrant of restitution should be postponed, if on the scheduled date and time, there is precipitation or precipitation is clearly imminent.

ORDERED, that if the execution of a warrant of restitution is postponed due to extreme weather, it should be rescheduled when better weather conditions prevail.

ORDERED, that priority in rescheduling the execution of warrants of restitution shall be given to those warrants where execution has been stayed because of extreme weather conditions.

ORDERED, that if Sheriff Everett L. Sesker, or his designee, is uncertain if the weather conditions meet the criteria described in this Order, the Sheriff, or the Sheriff's designee, shall contact the Administrative Judge, or his designee, for District 7 immediately, for the Administrative Judge for District 7, or his designee, to make the determination.



Shaem C. P. Spencer
Administrative Judge
District Court of Maryland
District 7
Anne Arundel County, Maryland

Cc: The Honorable John P. Morrissey, Chief Judge, District Court
Sheriff Everett L. Sesker, Office of the Sheriff for Anne Arundel County
Associate Judges of the Anne Arundel County District Court
Kathryn Glenn, Administrative Clerk, District 7