



**DISTRICT COURT OF MARYLAND
District IV**

Christy Holt Chesser
Administrative Judge

Markisha Gross
Administrative Clerk

Megan C. Harmon-Cooley
Administrative Commissioner

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IN THE DISTRICT COURT OF MARYLAND FOR CHARLES COUNTY

District IV Administrative Order

(Stay of Evictions in Extreme Weather Conditions)

WHEREAS The Office of the Sheriff serves warrants of restitution of residential property in Charles 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 17th day of January 2025 hereby:

ORDERED, that Sheriff Troy D. Berry 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;
and
4. An excessive heat warning issued by the National Weather Service

ORDERED, that Sheriff Troy D. Berry, 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 Troy D. Berry, 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 her designee, for District IV immediately, for the Administrative Judge for District IV, or her designee, to make the determination.



Christy Holt Chesser
Administrative Judge
District Court of Maryland District IV
St. Mary's County, Maryland

cc: The Honorable John P. Morrissey, Chief Judge, District Court
Sheriff Troy D. Berry, Office of the Sheriff for Charles County
Associate Judges of the Charles County District Court
Markisha Gross, Administrative Clerk, District IV