



Sherri Koch  
*Administrative Judge*

**DISTRICT COURT OF MARYLAND**  
District Number 6

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IN THE SIXTH DISTRICT COURT OF MARYLAND FOR MONTGOMERY COUNTY

ADMINISTRATIVE ORDER

(Stay of Evictions in Extreme Weather Conditions)

WHEREAS, The Office of the Sheriff serves warrants of restitution of residential property in Montgomery 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 21<sup>st</sup> day of January 2025 hereby:

ORDERED, the Sheriff or their 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 issued by the National Weather Service; and
4. An excessive heat warning issued by the National Weather Service.

ORDERED, that the Sheriff, or their designee, is authorized to use his discretion to determine 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 whether 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, If the Sheriff's Office is uncertain if the weather conditions meet this criteria, the Sheriff (or the Sheriff's designee) shall contact the Administrative Judge for District 6 immediately, in order for the Administrative Judge for District 6 to make the determination.

To the extent that this Order conflicts with any prior District 6 Administrative Order or the June 2021 Memorandum, this order shall prevail.

This Order becomes effective immediately.



Sherri D. Koch  
Administrative Judge