



IN THE DISTRICT COURT OF MARYLAND FOR BALTIMORE CITY (DISTRICT 1)

Administrative Order No. 2025-1

(Stay of Evictions in Extreme Weather Conditions)

WHEREAS, landlords of residential properties have remedies available under the Real Property Article of the Maryland Code to lawfully repossess premises when certain conditions occur;

WHEREAS, if judgment for possession is given in favor of the landlord, a warrant of restitution may be sought ordering an official of the property's jurisdiction entitled to service process and evict the tenant, causing the landlord to repossess the property;

WHEREAS, the Sheriff's Office serves warrants of restitution of residential property in Baltimore City, Maryland;

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

WHEREAS, Chapter 124, House Bill 693, which amended Section 8-401 to the Real Property Article of the Maryland Code, was approved by the Governor of Maryland and took effect on October 1, 2024; and

WHEREAS, Section 8-401(f)(2)(i) of the Real Property Article of the Maryland Code directs that "[t]he 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,"

NOW, THEREFORE it is this 23rd day of January, 2025, hereby:

ORDERED, that in the event of extreme weather conditions, the Administrative Judge for the District Court of Maryland for Baltimore City (District 1), or his designee, shall stay the execution of warrants of restitution in cases where evictions have been scheduled by the Baltimore City Sheriff's Office;

ORDERED, that extreme weather conditions are limited to those specifically listed in the statute:

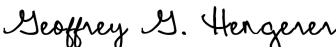
1. A temperature or next-day forecasted temperature of 32 degrees Fahrenheit or lower;
2. A winter storm warning or blizzard warning issued by the National Weather Service;
3. A hurricane warning or tropical storm warning issued by the National Weather Service;
and
4. An excessive heat warning issued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

ORDERED, that when the Administrative Judge for District 1 stays an execution of a warrant for restitution for extreme weather conditions, the Baltimore City Sheriff's Office will postpone the scheduled eviction;

ORDERED, that the warrants of restitution that are stayed for extreme weather conditions shall be given priority, and the Baltimore City Sheriff's Office shall complete them within five (5) days after the extreme weather conditions cease; and

ORDERED, that if Sheriff Samuel L. Cogen, or his designee, is uncertain if the weather condition meets the criteria described in this Order or the governing statute, the Sheriff, or the Sheriff's designee, shall contact the Administrative Judge for District 1, or his designee, for a determination regarding the issuance of a stay.

This Order may be revised by the undersigned as circumstances warrant.



Geoffrey G. Hengerer, Administrative Judge
District Court of Maryland for Baltimore City

CC:
Chief Judge John P. Morrissey, District Court of Maryland
Sheriff Samuel L. Cogen, Baltimore City Sheriff's Office
Judges of the District Court of Maryland for Baltimore City and staff
Senior Judges for District Court of Maryland for Baltimore City
Hon. Audrey J.S. Carrión, Administrative Judge for the Circuit Court for Baltimore City
Mary Abrams, Clerk, District Court for Baltimore City
Linda Lewis, Administrative Commissioner, District Court for Baltimore City