

# Climate Assessment

Office of Legislative Oversight

## EXPEDITED BILL 31-25: LANDLORD – TENANT RELATIONS – LANDLORD NOTICE REQUIREMENTS - EVICTIONS

### SUMMARY

The Office of Legislative Oversight (OLO) anticipates Expedited Bill 31-25 will have no impact on the County's contribution to addressing climate change as it proposes a longer notice period for scheduled evictions, from 6 to 14 days.

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### BACKGROUND AND PURPOSE OF EXPEDITED BILL 31-25

As of October 1, 2025, state law requires landlords statewide to provide at least 6 days' written advance notice for evictions. The notice must be delivered by first-class mail, posted on the premises, and, if available, sent by email or text message. State law also gives local jurisdictions the option (but not the obligation) to increase this minimum period to up to 14 days.<sup>1,2</sup> Advance notice for evictions was not required prior to the state law going into effect.

If enacted, Expedited Bill 31-25 would raise the notice period for scheduled evictions in the County from 6 to 14 days. The Bill would also:<sup>3,4</sup>

- Require landlords to provide a copy of the eviction notice to the County's Department of Housing and Community Affairs; and
- Impose stricter penalties for noncompliance.

The Council introduced Expedited Bill 31-25 on October 7, 2025.

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### ANTICIPATED IMPACTS

As the Bill proposes a longer notice period for scheduled evictions, from 6 to 14 days, OLO anticipates Bill 31-25 will have no impact on the County's contribution to addressing climate change, including the reduction and/or sequestration of greenhouse gas emissions, community resilience, and adaptive capacity.

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## RECOMMENDED AMENDMENTS

The Climate Assessment Act requires OLO to offer recommendations, such as amendments or other measures to mitigate any anticipated negative climate impacts.<sup>5</sup> For this bill, there are no recommendations or amendments as Expedited Bill 31-25 is likely to have no impact on the County's contribution to addressing climate change, including the reduction and/or sequestration of greenhouse gas emissions, community resilience, and adaptive capacity.

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## CAVEATS

OLO notes two caveats to this climate assessment. First, predicting the impacts of legislation upon climate change is a challenging analytical endeavor due to data limitations, uncertainty, and the broad, global nature of climate change. Second, the analysis performed here is intended to inform the legislative process, not determine whether the Council should enact legislation. Thus, any conclusion made in this statement does not represent OLO's endorsement of, or objection to, the bill under consideration.

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## PURPOSE OF CLIMATE ASSESSMENTS

The purpose of the Climate Assessments is to evaluate the anticipated impact of legislation on the County's contribution to addressing climate change. These climate assessments will provide the Council with a more thorough understanding of the potential climate impacts and implications of proposed legislation, at the County level. The scope of the Climate Assessments is limited to the County's contribution to addressing climate change, specifically upon the County's contribution to greenhouse gas emissions and how actions suggested by legislation could help improve the County's adaptive capacity to climate change, and therefore, increase community resilience.

While co-benefits such as health and cost savings may be discussed, the focus is on how proposed County bills may impact GHG emissions and community resilience.

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## CONTRIBUTIONS

OLO staffer Kaitlyn Simmons drafted this assessment.

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<sup>1</sup> [House Bill 767, Maryland General Assembly, 2025 Regular Session.](#)

<sup>2</sup> [Introduction Staff Report for Expedited Bill 31-25, Montgomery County Council, Introduced October 7, 2025.](#)

<sup>3</sup> Ibid

<sup>4</sup> Note: While changes related to the delivery and form of notice are required under state law, the decision to extend the notice to 14 days and add County notification and penalties are local choices reflecting County policy priorities.

<sup>5</sup> Bill 3-22, Legislative Branch – Climate Assessments – Required, Montgomery County Council, Effective date October 24, 2022