

Economic Impact Statement

Montgomery County, Maryland

Expedited Bill 31-25, Landlord-Tenant Relations – Landlord Notice Requirements – Evictions

Summary

The Office of Legislative Oversight (OLO) anticipates that Expedited Bill 31-25 would have a neutral impact on economic conditions in the County, as measured by the Council's priority economic indicators. The Bill proposes to raise the notice period for scheduled evictions in the County from 6 to 14 days, in addition to requiring landlords to provide a copy of the eviction notice to the County's Department of Housing and Community Affairs (DHCA) and imposing stricter penalties for noncompliance.

On the one hand, increasing the notice of eviction from 6 to 14 days may result in tenants becoming aware of their eviction earlier, which may give them more time to prepare for relocation. Additional time for preparation may partially mitigate certain costs induced by eviction for some tenant households.

On the other hand, requiring landlords to provide a copy of the eviction notice to DHCA may marginally increase administrative expenses. Also, designating the failure to provide advance notice as a Class A violation would impose stricter penalties for noncompliance. If the law is enforced, noncompliant landlords may incur these costs.

Background and Purpose of Expedited Bill 31-25

Under current County law, landlords must provide tenants with a 6-day advance notice of scheduled evictions. Recent legislation by the Maryland General Assembly—House Bill 767 (Chapter 563, effective October 1, 2025)—requires all 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.¹

Expedited Bill 31-25 proposes to raise the notice period for scheduled evictions in the County from 6 to 14 days, as permitted by the new state law. The Bill would also require landlords to provide a copy of the eviction notice to DHCA and impose stricter penalties for noncompliance.²

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

¹ Montgomery County Council, "[Expedited Bill 31-25, Landlord-Tenant Relations – Landlord Notice Requirements – Evictions: Introduction Staff Report](#)," October 7, 2025, and Maryland General Assembly, 2025 Regular Session, House Bill 767, Chapter 563, "[Real Property – Landlord and Tenant – Procedures for Failure to Pay Rent, Breach of Lease, and Tenant Holding Over](#)," effective October 1, 2025.

² Montgomery County Council, "Expedited Bill 31-25."

Information Sources, Methodologies, and Assumptions

As required by 2-81B of the Montgomery County Code, this Economic Impact Statement evaluates the impacts of Expedited Bill 31-25 on residents and private organizations, using the Council's priority economic indicators as the measure. In doing so, it examines whether the Bill would have a net positive or negative impact on overall economic conditions in the County.³

While changes related to the delivery and form of notice are required under state law, the decision to extend the notice to 14 days, provide a copy of the eviction notice to DHCA, and impose stricter penalties are local choices reflecting County policy priorities. This analysis focuses on the economic impacts of these changes.

Variables

The primary variables that would affect the economic impacts of enacting Expedited Bill 31-25 are the following:

- Costs of relocation;
- Administrative costs; and
- Legal costs.

Impacts

WORKFORCE ▪ TAXATION POLICY ▪ PROPERTY VALUES ▪ INCOMES ▪ OPERATING COSTS ▪ PRIVATE SECTOR CAPITAL INVESTMENT ▪ ECONOMIC DEVELOPMENT ▪ COMPETITIVENESS

Residents

OLO anticipates that the Bill would have a minor positive impact on certain residents in the County.

Tenant households who experience eviction face a range of costs including job loss, lost income, work disruptions, moving costs, legal fees, loss of possessions, and lower credit scores. These financial hardships can exacerbate instability and poverty. As Matthew Desmond, the principal investigator for Princeton University's Eviction Lab, argues, eviction is both a condition and cause of poverty.⁴

Importantly, the Bill would not prevent eviction. However, by increasing the notice of eviction from 6 to 14 days, the Bill may result in tenants becoming aware of their eviction earlier, which may give them more time to prepare for relocation. It is possible that additional time for preparation may partially mitigate certain costs induced by eviction for some tenant households.

Beyond this impact, OLO does not expect the Bill to affect residents in terms of other Council-priority indicators.

³ Montgomery County Code, "[Sec. 2-81B, Economic Impact Statements](#)."

⁴ Matthew Desmond, *Evicted: Poverty and Profit in the American City* (Crown Publishers, 2016); Robert Collinson et al., "[Eviction and Poverty in American Cities](#)," *The Quarterly Journal of Economics* 139, no. 1 (2024): 57–120.

Businesses, Non-Profits, Other Private Organizations

OLO anticipates that the Bill would have a minor negative impact on certain private organizations in the County.

The Bill would primarily impact landlords based in the County. First, requiring landlords to provide a copy of the eviction notice to DHCA may marginally increase administrative expenses. Second, designating the failure to provide advance notice as a Class A violation would impose stricter penalties for noncompliance. The penalty is \$500 for initial offense and \$750 for repeat offense. If the law is enforced, noncompliant landlords may incur these costs.

Beyond these impacts, OLO does not expect the Bill to impact businesses in terms of other Council-priority indicators.

Net Impact

OLO anticipates that the Bill would have an overall neutral impact on economic conditions in the County. On the one hand, increasing the notice of eviction from 6 to 14 days may result in tenants becoming aware of their eviction earlier, which could give them more time to prepare for relocation. Additional time for preparation may partially mitigate certain costs induced by eviction for some tenant households. On the other hand, requiring landlords to provide a copy of the eviction notice to DHCA may marginally increase administrative expenses. Also, designating the failure to provide advance notice as a Class A violation would impose stricter penalties for noncompliance. If the law is enforced, noncompliant landlords may incur these costs.

Discussion Items

Not applicable

Caveats

Two caveats to the economic impact analysis conducted here should be noted. First, predicting the economic impacts of legislation is a challenging analytical endeavor due to data limitations, the multitude of causes of economic outcomes, economic shocks, uncertainty, and other factors. 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.

Contributions

Stephen Roblin, PhD (OLO) prepared this report.