

# HOUSE BILL 756

N2, O3, D3  
HB 359/24 – JUD

5lr1987

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By: **Delegate J. Long**

Introduced and read first time: January 27, 2025

Assigned to: Judiciary

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## A BILL ENTITLED

1 AN ACT concerning

2 **Petition for Guardianship of the Property of Alleged Disabled Person – Stay of**  
3 **Civil Actions and Proceedings**

4 FOR the purpose of authorizing a petitioner to request a stay of certain civil actions or  
5 proceedings on the filing of a petition for guardianship of the property of an alleged  
6 disabled person; requiring, to effectuate service of process for certain civil actions  
7 against an alleged disabled person, the temporary or permanent guardian of the  
8 property of the disabled person to be served; and generally relating to petitions for  
9 guardianship of the property of an alleged disabled person.

10 BY adding to

11 Article – Estates and Trusts  
12 Section 13–223  
13 Annotated Code of Maryland  
14 (2022 Replacement Volume and 2024 Supplement)

15 SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF MARYLAND,  
16 That the Laws of Maryland read as follows:

17 **Article – Estates and Trusts**

18 **13–223.**

19 **(A) ON THE FILING OF A PETITION FOR GUARDIANSHIP OF THE PROPERTY**  
20 **OF AN ALLEGED DISABLED PERSON, A PETITIONER MAY FILE A REQUEST TO STAY**  
21 **ANY OF THE FOLLOWING CIVIL ACTIONS OR PROCEEDINGS AGAINST THE ALLEGED**  
22 **DISABLED PERSON:**

23 **(1) AN ACTION FOR FAILURE TO PAY RENT UNDER § 8–401 OF THE**  
24 **REAL PROPERTY ARTICLE;**

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EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.



1           **(2) A WARRANT OF RESTITUTION UNDER § 8-401 OF THE REAL**  
2 **PROPERTY ARTICLE;**

3           **(3) AN ACTION FOR WRONGFUL DETAINER UNDER § 14-132 OF THE**  
4 **REAL PROPERTY ARTICLE;**

5           **(4) A FORECLOSURE ACTION UNDER § 7-105.1 OF THE REAL**  
6 **PROPERTY ARTICLE;**

7           **(5) A SHERIFF'S SALE UNDER TITLE 11, SUBTITLE 5 OF THE COURTS**  
8 **ARTICLE; AND**

9           **(6) AN ACTION AGAINST THE PROPERTY OF THE ALLEGED DISABLED**  
10 **PERSON.**

11           **(B) A STAY UNDER SUBSECTION (A) OF THIS SECTION MAY REMAIN IN**  
12 **EFFECT UNTIL:**

13           **(1) THE COURT APPOINTS A TEMPORARY OR PERMANENT GUARDIAN**  
14 **OF THE PROPERTY OF THE DISABLED PERSON, WHICHEVER OCCURS FIRST; OR**

15           **(2) THE COURT DENIES THE PETITION.**

16           **(C) (1) TO EFFECTUATE SERVICE OF PROCESS ON AN ALLEGED DISABLED**  
17 **PERSON FOR AN ACTION STAYED UNDER SUBSECTION (A) OF THIS SECTION, THE**  
18 **TEMPORARY OR PERMANENT GUARDIAN OF THE PROPERTY OF THE DISABLED**  
19 **PERSON, AS APPROPRIATE, MUST BE SERVED.**

20           **(2) AN ACTION STAYED UNDER THIS SECTION MAY BE DISMISSED IF**  
21 **SERVICE OF PROCESS IS NOT EFFECTUATED IN COMPLIANCE WITH PARAGRAPH (1)**  
22 **OF THIS SUBSECTION.**

23           SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall be construed to  
24 apply only prospectively and may not be applied or interpreted to have any effect on or  
25 application to any petition for the guardianship of the property of an alleged disabled  
26 person filed before the effective date of this Act.

27           SECTION 3. AND BE IT FURTHER ENACTED, That this Act shall take effect  
28 October 1, 2025.