

EXCEPT AS PROVIDED IN § 4-402, AND SUBJECT TO THE VENUE PROVISIONS OF TITLE 6, THE DISTRICT COURT HAS EXCLUSIVE ORIGINAL JURISDICTION IN:

(1) AN ACTION IN CONTRACT OR TORT IF THE DEBT OR DAMAGES CLAIMED DO NOT EXCEED \$5,000;

(2) AN ACTION OF REPLEVIN REGARDLESS OF THE VALUE OF THE THING IN CONTROVERSY;

(3) A CASE OF ATTACHMENT ON ORIGINAL PROCESS, IF THE SUM CLAIMED DOES NOT EXCEED \$5,000;

(4) AN ACTION INVOLVING LANDLORD AND TENANT, DISTRAINT, OR FORCIBLE ENTRY AND DETAINER, REGARDLESS OF THE AMOUNT INVOLVED;

(5) A GRANTEE SUIT BROUGHT PURSUANT TO ART. 21, §14-109 OF THE CODE; AND

(6) A PETITION FOR INJUNCTION RELATING TO THE USE, DISPOSITION, ENCUMBRANCES, OR PRESERVATION OF PROPERTY: (1) CLAIMED IN A REPLEVIN ACTION, UNTIL SEIZURE UNDER THE WRIT, OR (2) SOUGHT TO BE LEVIED UPON AN ACTION OF DISTRESS, UNTIL LEVY AND ANY REMOVAL.

REVISOR'S NOTE: This section is new language derived from Art. 26, §145(c) (1), as amended by Ch. 880, H.B. 1563, Acts of 1973 (which is proposed for repeal). Sections 4-401 and 4-402 parallel the structure of §§4-301 and 4-302, dealing with criminal jurisdiction. The present provision pertaining to civil jurisdiction exercised by certain people's courts prior to July 5, 1971 was proposed for repeal by the 1972 Legislative Council Joint Committee on Revision of Art. 26 as uninformative and unnecessary. H.B. 1563 (1973) gave the District Court the limited equity jurisdiction provided in paragraph 6.

In connection with both §4-401 and 4-402, the problem created by §4-401(4) should be noted. This gives the District Court exclusive original jurisdiction in certain cases (mostly landlord-tenant) regardless of monetary amounts. In some of these cases, there is in fact no claim for money damages, although very valuable property