

Article – Courts and Judicial Proceedings

4-401.

Except as provided in § 4-402 of this subtitle, and subject to the venue provisions of Title 6 of this article, the District Court has exclusive original civil jurisdiction in:

(1) An action in contract or tort, if the debt or damages claimed do not exceed \$20,000, exclusive of attorney's fees if attorney's fees are recoverable by law or contract;

(2) An action of replevin, regardless of the value of the thing in controversy;

(3) A matter of attachment before judgment, if the sum claimed does not exceed \$20,000, exclusive of attorney's fees if attorney's fees are recoverable by law or contract;

(4) An action involving landlord and tenant, distraint, or forcible entry and detainer, regardless of the amount involved;

(5) A grantee suit brought under § 14-109 of the Real Property Article;

(6) A petition for injunction relating to the use, disposition, encumbrances, or preservation of property that is:

(i) Claimed in a replevin action, until seizure under the writ; or

(ii) Sought to be levied upon in an action of distress, until levy and any removal;

(7) A petition of injunction filed by:

(i) A county or municipality including Baltimore City for the enforcement of its health, housing, fire, building, electric, licenses and permits, plumbing, animal control, and zoning codes;

(ii) A tenant in an action under § 8-211 of the Real Property Article or a local rent escrow law; or

(iii) A person who brings an action under § 14-120 of the Real Property Article.

(8) Proceedings under Article 27, § 264 or § 297 of the Code for the forfeiture or return of moneys involved in a gambling or controlled dangerous substances seizure where the amount involved, excluding any interest and attorney's fees, if attorney's fees are recoverable by law or contract, does not exceed \$10,000;

(9) A proceeding for adjudication of:

(i) A municipal infraction as defined in Article 23A, Section 3(b)(1) of the Code;

(ii) A Commission infraction as defined in Article 28, § 5-113 of the Code;