

Section 4-401(4)
Annotated Code of Maryland
(1998 Replacement Volume and 1999 Supplement)

BY repealing and reenacting, with amendments,
Article - Real Property
Section 8-401(c)(2)(ii)
Annotated Code of Maryland
(1996 Replacement Volume and 1999 Supplement)

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

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:

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

Article - Real Property

8-401.

(c) (2) (ii) 1. If the trial does not occur within the time specified in subsection [(b)(2)] (B)(3)(I) of this section and the [landlord so requests] TENANT HAS NOT BECOME CURRENT SINCE THE FILING OF THE COMPLAINT, the court, IF THE COMPLAINT SO REQUESTS, shall [determine the amount of rent and late fees due as of the date of judgment, including rent accruing after the filing of the complaint and including the late fees claimed to be due when the complaint was filed and] enter a judgment in favor of the landlord for possession of the premises AND DETERMINE THE RENT AND LATE FEES DUE AS OF THE TRIAL DATE.

2. THE DETERMINATION OF RENT AND LATE FEES SHALL INCLUDE THE FOLLOWING:

- A. RENT CLAIMED IN THE COMPLAINT;
- B. RENT ACCRUING AFTER THE DATE OF THE FILING OF THE COMPLAINT;
- C. LATE FEES ACCRUING IN OR PRIOR TO THE MONTH IN WHICH THE COMPLAINT WAS FILED; AND
- D. CREDIT FOR PAYMENTS OF RENT AND LATE FEES MADE BY THE TENANT AFTER THE COMPLAINT WAS FILED.