

Carol DeSoto

From: Charles County Government-Do Not Reply <no-reply@charlescountymd.gov>
Sent: Thursday, September 5, 2024 7:30 PM
To: Public Record
Subject: *NEW SUBMISSION* State Legislative Proposals

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State Legislative Proposals

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IP Address: 192.76.82.89
Submission Date: 09/05/2024 7:29
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Public Hearing Comment Form

Questions or More Information 240-776-6709

Name

Ayana Moore

Address

Amberton
White Plains, MD 20696

Phone

Email

Are you:

For Topic

Comment

As a longtime HOA Board member, rental property owner, and founding member of the Charles County HOA and Civic Association Alliance, I wish to proclaim my support for the proposal of Miss Robin Wood in asking our Delegation to introduce anti-squatting laws in the State of Maryland. In the capacities that I stated above, I've had the opportunity to interface with many homeowners and other landlords. When the topic of the uphill battle to remove a squatter arises, there is always resounding agreement that our State laws addressing squatting are in dire need of change. If a person were living in the vehicle of an individual of which they have no right, removal is cut and dried. However, in the situation of one's most important and expensive possession, their home, the rightful owner must go to the hassle and expense of filing a wrongful detainer in District Court and serving the Defendant. If the Defendant dodges the process server, the issue becomes even more convoluted. The squatter even has appeal rights. This unfairly burdens someone who is already being victimized. Why would we afford so many rights to an individual who has in effect "stolen" a domicile? Recently, I concluded a protracted legal battle with my insurance company over water damage in my rental home, which caused the property to be vacant for two years. This vacancy caused a tremendous financial drain. I was vulnerable to a squatter during this time. It would have been financially ruinous if I were subjected to concurrent legal battles: a squatter and the insurance

company. I should be able to easily prove that I did not grant the squatter the right to reside in my home via the lack of a lease, or other legal document. I implore you to urge our State leaders to take up this legislation during the 2025 session. Thank you for your time. Kind regards, Ayana Moore

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Thank you,
Charles County, MD

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