

NOTICE TO LANDLORDS: Eviction and Property Disposal Requirements – Cheverly, MD

DATE: May 8, 2025

To: All Residential Property Owners, Landlords and Agents

From: Cheverly Office of Code Compliance

Subject: Eviction and Property Disposal Requirements – Cheverly, MD

Dear Property Owner/Landlord/Agent,

Eviction and Property Disposal Requirements – Cheverly, MD

(Per Prince George's County Code Sec. 13-164)

Key Landlord Obligations

1. **No Property on Public Areas:** After eviction, do not place tenant belongings on sidewalks, streets, or any public property.
2. **Abandoned Property:** Once evicted, all tenant property left behind is considered abandoned and must be properly disposed of by the landlord.
3. **Tenant Access:** If the tenant or their agent is present at the time of eviction, they are entitled to up to 4 hours to recover their belongings.
4. **Trash Removal Deadline:** Landlords must remove all remaining property and trash within one business day after eviction—at their own cost.

Enforcement and Penalties

- **Inspections & Citations:** The Town of Cheverly will investigate complaints. Violators may face:
 - Fines up to **\$400/day**
 - Charges for **cleanup costs**
- **Unpaid Penalties:** If fines or cleanup costs remain unpaid, they may become a **tax lien** against the property.

This notice underscores the importance of responsible post-eviction cleanup to avoid penalties and help maintain public health.

Note:

The law prohibits the placement of tenant property in a public right-of-way or on any public property. For most evictions, this law requires the landlord to either rent a dumpster to dispose of the tenant's property or hire a service to haul the belongings directly to the dump or transfer station.

Important: You **will not** be able to leave tenant property on the curb. Additionally, if the tenant is present during the eviction, the landlord must allow them a reasonable period of time (not to exceed four hours) to remove their property from the premises.

If you have any questions or need assistance, please contact me at 240.770.7647.

Sincerely,

A handwritten signature in black ink, appearing to read "J.C. O'Berry". The signature is fluid and cursive, with the first letters of each name being capitalized and prominent.

CEO J.C. O'Berry #1631
Code Compliance Officer