

HOUSE BILL 1076

N1

5lr2069

By: **Delegates Terrasa, Acevero, Charkoudian, Fair, Foley, Kaufman, Lehman, Schindler, Solomon, Stewart, Woorman, ~~and Young~~ Young, Behler, Healey, and Ruth**

Introduced and read first time: February 5, 2025

Assigned to: Environment and Transportation

Committee Report: Favorable with amendments

House action: Adopted with floor amendments

Read second time: March 6, 2025

CHAPTER _____

1 AN ACT concerning

2 **Residential Real Property – Landlord and Tenant – Notice of Landlord Entry**

3 FOR the purpose of requiring a landlord of residential property to provide a tenant with
4 certain written notice in a certain manner before the landlord intends to enter a
5 leased premises except under certain circumstances; authorizing the court to issue a
6 certain injunction or assess certain damages under certain circumstances; and
7 generally relating to a landlord entry to a leased premises.

8 BY adding to

9 Article – Real Property

10 Section 8–220

11 Annotated Code of Maryland

12 (2023 Replacement Volume and 2024 Supplement)

13 SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF MARYLAND,

14 That the Laws of Maryland read as follows:

15 **Article – Real Property**

16 **8–220.**

17 **(A) SUBJECT TO SUBSECTIONS (B) AND (C) OF THIS SECTION, A LANDLORD**
18 **MAY ENTER A LEASED PREMISES FOR THE PURPOSE OF:**

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.

Underlining indicates amendments to bill.

~~Strike out~~ indicates matter stricken from the bill by amendment or deleted from the law by amendment.



1 (1) COMPLETING REPAIRS, MAINTENANCE, MODIFICATIONS,
2 RENOVATIONS, OR IMPROVEMENTS TO THE LEASED PREMISES;

3 (2) INSPECTING THE LEASED PREMISES;

4 (3) SHOWING THE LEASED PREMISES TO PROSPECTIVE OR ACTUAL
5 PURCHASERS, MORTGAGEES, TENANTS, OR CONTRACTORS;

6 (4) ENSURING THE PROTECTION AND SAFETY OF THE PROPERTY AND
7 OCCUPANTS; ~~OR~~

8 (5) COMPLETING WORK ORDERED BY A GOVERNMENTAL ENTITY; OR

9 (6) IF APPROPRIATE, RESPONDING TO ANY OTHER WRITTEN
10 REQUEST OF THE TENANT.

11 (B) (1) EXCEPT AS PROVIDED IN PARAGRAPH (2) OF THIS SUBSECTION,
12 BEFORE ENTERING A LEASED PREMISES, A LANDLORD SHALL:

13 (I) PROVIDE WRITTEN NOTICE TO THE TENANT OF THE
14 LANDLORD'S INTENT TO ENTER IN ACCORDANCE WITH SUBSECTION (C) OF THIS
15 SECTION; AND

16 (II) ENTER ONLY BETWEEN THE HOURS OF ~~9:00~~ 7:00 A.M. AND
17 ~~5:00~~ 7:00 P.M. MONDAY THROUGH SATURDAY, OR ANOTHER TIME AGREED ON, IN
18 WRITING, BY THE TENANT.

19 (2) A LANDLORD MAY ENTER THE LEASED PREMISES WITHOUT
20 PROVIDING NOTICE UNDER THIS SUBSECTION IN THE EVENT OF AN EMERGENCY TO
21 ENSURE THE IMMINENT PROTECTION OR PRESERVATION OF THE PROPERTY ~~OR~~,
22 THE IMMINENT PROTECTION AND SAFETY OF ANY OCCUPANTS, OR THE HEALTH,
23 SAFETY, AND WELFARE OF OTHER TENANTS AND STAFF.

24 (C) (1) A LANDLORD SHALL PROVIDE WRITTEN NOTICE TO THE TENANT
25 AT LEAST ~~48~~ 24 HOURS IN ADVANCE OF THE TIME THAT THE LANDLORD INTENDS TO
26 ENTER THE LEASED PREMISES.

27 (2) THE NOTICE SHALL INCLUDE:

28 (I) THE DATE AND APPROXIMATE TIME THAT THE LANDLORD
29 INTENDS TO ENTER; AND

30 (II) THE SPECIFIC PURPOSE OF ENTRY.

1 **(3) THE NOTICE SHALL BE DELIVERED BY:**

2 **(I) IF THE NOTICE IS DELIVERED AT LEAST ~~48~~ 24 HOURS**
3 **BEFORE THE SPECIFIED TIME, FIRST-CLASS MAIL, WITH A CERTIFICATE OF**
4 **MAILING;**

5 **(II) PAPER NOTICE AFFIXED TO THE DOOR OF THE LEASED**
6 **PREMISES; OR**

7 **(III) IF ELECTED BY THE TENANT, ELECTRONIC DELIVERY IN AT**
8 **LEAST ONE OF THE FOLLOWING FORMS:**

9 **1. AN E-MAIL MESSAGE;**

10 **2. A TEXT MESSAGE; OR**

11 **3. THROUGH AN ELECTRONIC TENANT PORTAL THAT IS**
12 **ACCESSIBLE TO THE TENANT AT THE TIME THE NOTICE IS DELIVERED AND THE**
13 **SPECIFIED ENTRY TIME.**

14 **(4) ELECTRONIC DELIVERY SHALL PROVIDE THE LANDLORD WITH**
15 **PROOF OF TRANSMISSION OF THE NOTICE.**

16 **(5) A TENANT MAY AGREE IN WRITING TO ALLOW A LANDLORD TO**
17 **ENTER THE LEASED PREMISES LESS THAN ~~48~~ 24 HOURS FROM RECEIPT OF NOTICE.**

18 **(D) (1) TO SEEK RELIEF UNDER THIS SECTION, A TENANT SHALL**
19 **DEMONSTRATE THAT:**

20 **(I) A LANDLORD HAS ENTERED THE LEASED PREMISES IN**
21 **VIOLATION OF THIS SECTION; OR**

22 **(II) A LANDLORD HAS MADE REPEATED DEMANDS FOR ENTRY**
23 **THAT ARE NOT IN COMPLIANCE WITH THE REQUIREMENTS OF THIS SECTION.**

24 **(2) IN RESPONSE TO AN ACTION BROUGHT UNDER THIS SECTION, THE**
25 **COURT MAY ISSUE AN INJUNCTION TO THE LANDLORD, ASSESS APPROPRIATE**
26 **DAMAGES AGAINST THE LANDLORD FOR BREACH OF THE TENANT'S COVENANT TO**
27 **QUIET ENJOYMENT OF THE LEASED PREMISES, OR BOTH.**

28 **(E) A LANDLORD IS LIABLE FOR ANY VIOLATION OF THIS SECTION**
29 **COMMITTED BY THE LANDLORD OR AN AGENT ACTING AT THE DIRECTION OF THE**
30 **LANDLORD.**

1 **(F) IF A TENANT ALLEGES A HOUSING CODE VIOLATION, THE TENANT SHALL**
 2 **PROVIDE THE LANDLORD ACCESS TO THE LEASED PREMISES WITHIN ~~48~~ 24 HOURS**
 3 **AFTER NOTIFYING THE LANDLORD OF THE ALLEGED VIOLATION.**

4 SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect
 5 October 1, 2025.

Approved:

Governor.

Speaker of the House of Delegates.

President of the Senate.