

HOUSE BILL 1520

N1

6lr3298

By: **Delegate Miele**

Introduced and read first time: February 17, 2016

Assigned to: Rules and Executive Nominations

A BILL ENTITLED

1 AN ACT concerning

2 **Landlord and Tenant – Notice Prior to Entry**

3 FOR the purpose of prohibiting a landlord from entering the premises of a residential rental
4 dwelling unit unless the landlord has given the tenant certain advance notice or
5 immediate entry is required to address an emergency situation; and generally
6 relating to landlords and tenants.

7 BY adding to

8 Article – Real Property

9 Section 8–119

10 Annotated Code of Maryland

11 (2015 Replacement Volume)

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

14 **Article – Real Property**

15 **8–119.**

16 **A LANDLORD MAY NOT ENTER THE PREMISES OF A RESIDENTIAL RENTAL**
17 **DWELLING UNIT UNLESS:**

18 **(1) THE LANDLORD HAS GIVEN THE TENANT AT LEAST 24 HOURS’**
19 **NOTICE OF THE LANDLORD’S INTENT TO ENTER THE PREMISES; OR**

20 **(2) IMMEDIATE ENTRY IS REQUIRED TO ADDRESS AN EMERGENCY**
21 **SITUATION.**

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.



1 SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect
2 October 1, 2016.