



House Bill 1076

Committee: Environment and Transportation

Bill: House Bill 1076 – Residential Real Property - Landlord and Tenant - Notice of Landlord Entry

Date: 3/26/25

Position: Informational as amended

The Maryland Multi-Housing Association (MMHA) is a professional trade association established in 1996, whose members house more than 538,000 residents of the State of Maryland. MMHA’s membership consists of owners and managers of more than 210,000 rental housing homes in over 958 apartment communities and more than 250 associate member companies who supply goods and services to the multi-housing industry.

As amended, House Bill 1076 (“HB 1076”) mandates that landlords provide tenants with at least 24 hours' written notice before entering a leased residential property, except in emergencies as defined. The notice must specify the date, approximate time, and purpose of entry, and can be delivered via first-class mail, a notice affixed to the door, or electronically if the tenant consents. Landlords are permitted to enter only between 7:00 a.m. and 7:00 p.m., Monday through Saturday, unless otherwise agreed upon in writing by the tenant. Violations of these provisions may result in injunctions or damages for breaching the tenant's right to quiet enjoyment.

As amended, HB 1076 codifies industry-standard business practices that are currently included in the majority of lease agreements. For informational purposes, if this legislation is enacted as amended, MMHA would request liberality in the implementation of this bill as housing providers become aware and work to comply. A housing provider acting to good faith to address maintenance issues, or to protect tenants in emergency situations, should not be penalized for doing so. Additionally, there will be an administrative burden on the housing providers as they need to document and provide proof of notice delivery under HB 1076. For larger housing providers that manage a multitude of units across multiple properties, this may become exceptionally burdensome. This may lead to increased operational costs and slow operations.

Please contact Matthew Pipkin, Jr. at (443) 995-4342 or mpipkin@mmhaonline.org with any questions.