



## TESTIMONY FOR HB1076

### Residential Real Property - Landlord and Tenant - Notice of Landlord Entry

**Bill Sponsor:** Delegate Terrasa

**Committee:** Judicial Proceedings

**Organization Submitting:** Maryland Legislative Coalition

**Person Submitting:** Aileen Alex, co-chair

**Position:** FAVORABLE

I am submitting this testimony in favor of HB1076 on behalf of the Maryland Legislative Coalition. The Maryland Legislative Coalition is an association of activists - individuals and grassroots groups in every district in the state. We are unpaid citizen lobbyists, and our Coalition supports well over 30,000 members.

Having lived in apartments, I always felt at risk of the prospect of a landlord or their agent entering my home without my knowledge or worse, while I was in my home. This bill requires landlords to provide tenants with written notice at least 48 hours in advance before entering a leased premises, except in emergencies. The notice must include the date, approximate time, and specific purpose of entry.

HB1076 aims to solve the lack of adequate notice for tenants when landlords intend to enter their leased premises. Moreover, this bill limits the purpose of these visits to the maintenance and leasing of the property. By mandating this advance notice, the bill seeks to protect tenants' privacy and ensure they are adequately informed about when and why their landlord will enter their home. Clearly, this legislation will address privacy concerns, disruptions, and potential conflicts between landlords and tenants.

The benefits to Marylanders are significant. First, it enhances tenants' privacy and peace of mind by ensuring they are informed about landlord entries. This fosters a more respectful and transparent relationship between landlords and tenants. Additionally, it provides legal recourse for tenants if landlords fail to comply with the notice requirements, empowering tenants to protect their rights.

The Maryland Legislative Coalition wholeheartedly supports this bill and others like it that foster privacy and security for Marylanders. We recommend a **FAVORABLE** report in committee.