

HOUSE BILL 1076

N1

5lr2069

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

Introduced and read first time: February 5, 2025

Assigned to: Environment and Transportation

A BILL ENTITLED

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:**

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

21 **(2) INSPECTING THE LEASED PREMISES;**

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.



1 **(3) SHOWING THE LEASED PREMISES TO PROSPECTIVE OR ACTUAL**
2 **PURCHASERS, MORTGAGEES, TENANTS, OR CONTRACTORS;**

3 **(4) ENSURING THE PROTECTION AND SAFETY OF THE PROPERTY AND**
4 **OCCUPANTS; OR**

5 **(5) COMPLETING WORK ORDERED BY A GOVERNMENTAL ENTITY.**

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

8 **(I) PROVIDE WRITTEN NOTICE TO THE TENANT OF THE**
9 **LANDLORD'S INTENT TO ENTER IN ACCORDANCE WITH SUBSECTION (C) OF THIS**
10 **SECTION; AND**

11 **(II) ENTER ONLY BETWEEN THE HOURS OF 9:00 A.M. AND 5:00**
12 **P.M. MONDAY THROUGH SATURDAY, OR ANOTHER TIME AGREED ON, IN WRITING, BY**
13 **THE TENANT.**

14 **(2) A LANDLORD MAY ENTER THE LEASED PREMISES WITHOUT**
15 **PROVIDING NOTICE UNDER THIS SUBSECTION IN THE EVENT OF AN EMERGENCY TO**
16 **ENSURE THE IMMINENT PROTECTION OR PRESERVATION OF THE PROPERTY OR THE**
17 **IMMINENT PROTECTION AND SAFETY OF ANY OCCUPANTS.**

18 **(C) (1) A LANDLORD SHALL PROVIDE WRITTEN NOTICE TO THE TENANT**
19 **AT LEAST 48 HOURS IN ADVANCE OF THE TIME THAT THE LANDLORD INTENDS TO**
20 **ENTER THE LEASED PREMISES.**

21 **(2) THE NOTICE SHALL INCLUDE:**

22 **(I) THE DATE AND APPROXIMATE TIME THAT THE LANDLORD**
23 **INTENDS TO ENTER; AND**

24 **(II) THE SPECIFIC PURPOSE OF ENTRY.**

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

26 **(I) IF THE NOTICE IS DELIVERED AT LEAST 48 HOURS BEFORE**
27 **THE SPECIFIED TIME, FIRST-CLASS MAIL, WITH A CERTIFICATE OF MAILING;**

28 **(II) PAPER NOTICE AFFIXED TO THE DOOR OF THE LEASED**
29 **PREMISES; OR**

1 (III) IF ELECTED BY THE TENANT, ELECTRONIC DELIVERY IN AT
2 LEAST ONE OF THE FOLLOWING FORMS:

3 1. AN E-MAIL MESSAGE;

4 2. A TEXT MESSAGE; OR

5 3. THROUGH AN ELECTRONIC TENANT PORTAL THAT IS
6 ACCESSIBLE TO THE TENANT AT THE TIME THE NOTICE IS DELIVERED AND THE
7 SPECIFIED ENTRY TIME.

8 (4) ELECTRONIC DELIVERY SHALL PROVIDE THE LANDLORD WITH
9 PROOF OF TRANSMISSION OF THE NOTICE.

10 (5) A TENANT MAY AGREE IN WRITING TO ALLOW A LANDLORD TO
11 ENTER THE LEASED PREMISES LESS THAN 48 HOURS FROM RECEIPT OF NOTICE.

12 (D) (1) TO SEEK RELIEF UNDER THIS SECTION, A TENANT SHALL
13 DEMONSTRATE THAT:

14 (I) A LANDLORD HAS ENTERED THE LEASED PREMISES IN
15 VIOLATION OF THIS SECTION; OR

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

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

22 (E) A LANDLORD IS LIABLE FOR ANY VIOLATION OF THIS SECTION
23 COMMITTED BY THE LANDLORD OR AN AGENT ACTING AT THE DIRECTION OF THE
24 LANDLORD.

25 (F) IF A TENANT ALLEGES A HOUSING CODE VIOLATION, THE TENANT SHALL
26 PROVIDE THE LANDLORD ACCESS TO THE LEASED PREMISES WITHIN 48 HOURS
27 AFTER NOTIFYING THE LANDLORD OF THE ALLEGED VIOLATION.

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