Article - Real Property

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§8–221.

(a) Subject to subsections (b) and (c) of this section, a landlord may enter a leased premises for the purpose of:

(1) Completing repairs, maintenance, modifications, renovations, or improvements to the leased premises;

(2) Inspecting the leased premises;

(3) Showing the leased premises to prospective or actual purchasers, mortgagees, tenants, or contractors;

(4) Ensuring the protection and safety of the property and occupants;

(5) Completing work ordered by a governmental entity; or

(6) If appropriate, responding to any other written request of the tenant.

(b) (1) Except as provided in paragraph (2) of this subsection, before entering a leased premises, a landlord shall:

(i) Provide written notice to the tenant of the landlord's intent to enter in accordance with subsection (c) of this section; and

(ii) Enter only between the hours of 7:00 a.m. and 7:00 p.m. Monday through Saturday, or another time agreed on, in writing, by the tenant.

(2) A landlord may enter the leased premises without providing notice under this subsection in the event of an emergency to ensure the imminent protection or preservation of the property, the imminent protection and safety of any occupants, or the health, safety, and welfare of other tenants and staff.

(c) (1) A landlord shall provide written notice to the tenant at least 24 hours in advance of the time that the landlord intends to enter the leased premises.

(2) The notice shall include:

(i) The date and approximate time that the landlord intends to enter; and

(ii) The specific purpose of entry.

(3) The notice shall be delivered by:

(i) If the notice is delivered at least 24 hours before the specified time, first–class mail, with a certificate of mailing;

(ii) Paper notice affixed to the door of the leased premises; or

(iii) If elected by the tenant, electronic delivery in at least one of the following forms:

1. An e–mail message;

2. A text message; or

3. Through an electronic tenant portal that is accessible to the tenant at the time the notice is delivered and the specified entry time.

(4) Electronic delivery shall provide the landlord with proof of transmission of the notice.

(5) A tenant may agree in writing to allow a landlord to enter the leased premises less than 24 hours from receipt of notice.

(d) (1) To seek relief under this section, a tenant shall demonstrate that:

(i) A landlord has entered the leased premises in violation of this section; or

(ii) A landlord has made repeated demands for entry that are not in compliance with the requirements of this section.

(2) In response to an action brought under this section, the court may issue an injunction to the landlord, assess appropriate damages against the landlord for breach of the tenant's covenant to quiet enjoyment of the leased premises, or both.

(e) A landlord is liable for any violation of this section committed by the landlord or an agent acting at the direction of the landlord.

(f) If a tenant alleges a housing code violation, the tenant shall provide the landlord access to the leased premises within 24 hours after notifying the landlord of the alleged violation.

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