

# SENATE BILL 635

N1

6lr2459

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By: Senator Waldstreicher

Introduced and read first time: February 5, 2026

Assigned to: Judicial Proceedings

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## A BILL ENTITLED

1 AN ACT concerning

2 **Residential Real Property – Notice of Landlord Entry – Tenant Consent**

3 FOR the purpose of authorizing a landlord to enter a leased premises without providing  
4 certain written notice under certain circumstances; and generally relating to  
5 landlord notice of entry to a leased premises.

6 BY repealing and reenacting, with amendments,

7 Article – Real Property

8 Section 8-221(b)

9 Annotated Code of Maryland

10 (2023 Replacement Volume and 2025 Supplement)

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

13 **Article – Real Property**

14 8-221.

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

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

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

21 (2) A landlord may enter the leased premises without providing notice  
22 under this subsection [in]:

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EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.



4 (II) TO COMPLETE A REPAIR OR PERFORM MAINTENANCE  
5 REQUESTED IN WRITING BY THE TENANT:

11 SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect  
12 October 1, 2026.