

SENATE BILL 635

N1

6lr2459

By: **Senator Waldstreicher**

Introduced and read first time: February 5, 2026

Assigned to: Judicial Proceedings

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]:

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.



1 **(I)** **IN** the event of an emergency to ensure the imminent protection
2 or preservation of the property, the imminent protection and safety of any occupants, or the
3 health, safety, and welfare of other tenants and staff; **OR**

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

6 1. **WITHIN 7 DAYS AFTER THE DATE ON WHICH THE**
7 **TENANT SUBMITTED THE WRITTEN REQUEST; OR**

8 2. **WHILE THE REPAIR IS IN PROGRESS IF THE**
9 **LANDLORD IS MAKING A REASONABLE EFFORT TO COMPLETE THE REPAIR IN A**
10 **TIMELY MANNER.**

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