

Department of Legislative Services
Maryland General Assembly
2026 Session

FISCAL AND POLICY NOTE
First Reader

Senate Bill 635

(Senator Waldstreicher)

Judicial Proceedings

Residential Real Property - Notice of Landlord Entry - Tenant Consent

This bill expands the circumstances under which a landlord may enter a leased premises without providing the otherwise mandatory notice. Specifically, the bill authorizes a landlord to enter the premises to complete a repair or perform maintenance requested by the tenant in writing (1) within seven days after the date on which the tenant submitted the written request or (2) while the repair or maintenance is ongoing, if the landlord makes a reasonable effort to complete the work in a timely manner.

Fiscal Summary

State Effect: The bill does not affect State finances or operations.

Local Effect: The bill does not affect local government finances or operations.

Small Business Effect: Minimal.

Analysis

Current Law: Chapter 564 of 2025, among other provisions, authorizes a landlord to enter leased premises under specified circumstances, including to (1) perform repairs, maintenance, modifications, renovations, or improvements; (2) inspect the premises; (3) show the premises to prospective or actual purchasers, mortgagees, tenants, or contractors; (4) ensure the protection and safety of the property and occupants; (5) complete work ordered by a governmental entity; or (6) respond, as appropriate, to any other written request of the tenant.

Except as otherwise provided, a landlord must provide a tenant with written notice before entering a leased premises. A landlord may only enter 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. However, a landlord may enter the leased premises without advance notice in the event of an emergency to ensure the imminent protection, preservation, or safety of the property or its occupants or the health, safety, and welfare of other tenants and staff.

The landlord must provide the tenant with the required notice at least 24 hours before the planned entry. The notice must:

- state the date and approximate time of the intended entry;
- state the specific purpose of the entry; and
- be delivered by (1) first-class mail with a certificate of mailing (if delivered at least 24 hours before the specified time); (2) paper notice affixed to the door of the leased premises; or (3) if the tenant elects, electronic delivery via email, text message, and/or an electronic tenant portal accessible to the tenant at the time of delivery and the specified entry time.

Electronic delivery is sufficient to provide proof of transmission of the notice. A tenant may also agree in writing to allow entry less than 24 hours after receiving the notice. If a tenant alleges a housing code violation, the tenant must provide the landlord access to the leased premises within 24 hours after notifying the landlord of the alleged violation.

Additional Information

Recent Prior Introductions: Similar legislation has not been introduced within the last three years.

Designated Cross File: None.

Information Source(s): Office of the Attorney General (Consumer Protection Division); Department of Legislative Services

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