



## **House Bill 1076 – Residential Real Property – Landlord and Tenant – Notice of Landlord Entry**

### **Position: Unfavorable**

Maryland REALTORS® oppose HB 1076 but appreciate our ongoing conversation with the bill sponsor.

Almost all written leases in Maryland contain a provision requiring at least 24 hours' notice to the tenant before the landlord can enter the property. This is not a statutory requirement but most courts expect landlords will give tenant's this notice. The REALTORS® believe if a notice provision is added to statute, it should follow this widely embraced 24-hour rule that most courts and leases have deemed reasonable. When property conditions need attention, even if it is not an emergency, it is in the landlord's and tenant's interest for that repair to be conducted quickly.

While landlord and tenants typically have good communication on these issues, there are times when a tenant may not want a landlord on the property and it may be difficult to schedule a visit. Sometimes, a tenant may be in breach of the lease and does not want the landlord to discover the breach. In such instances, the default notice in the bill should embrace best practices in the industry.

The REALTORS® also believe that the window for repairing problems under the bill is not long enough. Most contractor appointments give landlords and tenants a window of time for their arrival. The more restricted the hours are to accommodate those windows of time, the more limited the number of time slots the contractor may have.

As drafted, the REALTORS® recommend an unfavorable report.

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