



**Bill:** **SB 635 - Residential Real Property - Notice of Landlord Entry - Tenant Consent**

**Committee:** **Judicial Proceedings**

**Date:** **February 19, 2026**

**Position:** **Favorable**

The Apartment and Office Building Association (AOBA) of Metropolitan Washington is a nonprofit trade association representing the owners and managers of more than 23 million square feet of commercial office space and 167,000 apartment rental units in Montgomery and Prince George's counties. AOBA submits the following testimony in support of Senate Bill 635

SB 635 allows a landlord to enter a unit without providing a written notice only if there has been a written request from a tenant to complete a repair or perform maintenance within 7 days of the request. This proposed language is a technical change that will enable housing providers to deliver the best service to tenants.

Multifamily properties often offer concessions to maintenance staff to live on-site. This not only provides workforce housing for their employees but also helps reduce the time between a request and an action to accommodate the residents' requests. These issues can compound in dense, high-rise properties or in garden-style properties spread over a large lot, as it may take maintenance staff longer to move from one unit to the next. This context is crucial, considering there are approximately 101,402 garden-style units in Montgomery and Prince George's County alone.<sup>1</sup>

The increase in rapid repairs will reduce health and safety risks. The idea is to prevent small problems from becoming big ones. Specifically, this is evident in water leaks, where the tenant is responsible for notifying the property manager when the issue arises. The sooner the property manager is notified and can enter the unit to make repairs, the sooner all tenants in the building can remain protected.

For these reasons, AOBA respectfully requests a favorable report on Senate Bill 635. For more information, please contact Hugo Cantu at [hcantu@aoba-metro.org](mailto:hcantu@aoba-metro.org).

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<sup>1</sup> CoStar 2026

