



TESTIMONY FOR SB0635

Residential Real Property - Notice of Landlord Entry - Tenant Consent

Bill Sponsor: Senator Waldstreicher

Committee: Judicial Proceedings

Organization Submitting: Maryland Legislative Coalition

Person Submitting: Cecilia Plante, co-chair

Position: UNFAVORABLE

I am submitting this testimony in favor of SB0635 on behalf of the Maryland Legislative Coalition. The Maryland Legislative Coalition is an association of activists - individuals and grassroots groups in every district in the state. We are unpaid citizen lobbyists, and our Coalition supports well over 30,000 members.

Our coalition members are very supportive of tenants, although we understand that there is a balance between the rights of tenants and the rights of landlords. Last year, we supported HB1076 Notice of Landlord Entry. That bill aimed to solve the lack of adequate notice given to tenants when landlords intended to enter their leased premises. It limited the purpose of those visits to the maintenance and leasing of the property. By mandating such advanced notice, the bill protected tenants' privacy and ensured they are adequately informed about when and why their landlord will enter their home.

This bill, SB0635, would greatly weaken the protections established last year by HB1076. The most concerning provision is that it would allow landlords enter the leased premises without notice for 7 days if a tenant requests repairs in writing. A tenant would then be disincentivized from requesting repairs in writing, which has the potential to cause problems in court if the tenant files an action regarding habitability issues in the property. Additionally, much of the concern regarding landlord entry deals with landlords preying on female tenants by entering without notice while they are in a state of undress.

While we understand that maintenance is a big issue with leased premises, and that generally landlords would want to complete maintenance requests as soon as possible, we feel that the notice requirement should not be waived. We recommend an **UNFAVORABLE** report in committee.