



Senate Bill 635

Committee: Judicial Proceedings

Bill: Senate Bill 635 – Residential Real Property – Notice of Landlord Entry – Tenant Consent

Date: February 19th, 2025

Position: Favorable

The Maryland Multi-Housing Association (MMHA) is a professional trade association established in 1996, whose members consist of owners and managers of more than 214,000 rental housing homes in over 1015 apartment communities. Our members house over 571,000 residents of the State of Maryland. MMHA also represents over 270 associate member companies who supply goods and services to the multi-housing industry.

Senate Bill 635 (“SB 635”) authorizes a housing provider to enter a leased premises to a consenting tenant without providing certain written notice upon written request of a tenant to complete a repair or perform maintenance within 7 days after the consenting tenant's request or if a repair is in progress and is being completed in a timely manner.

SB 635 is a technical bill that seeks to correct a logistical flaw in House Bill 1076/2025¹ that passed in the 2025 Maryland Legislative Session. As MMHA and others had testified last Session on the bill, the 24 hour notice of entry provision was already a standard business practice for housing providers. After a few amendments that related to safety concerns, MMHA withdrew any objection to the legislation. However, upon implementing the new law, housing providers had realized an unintended consequence and inflexibility in how the law was passed.

As enacted, housing providers must provide written notice to the tenants even if it is the tenant who consents and requests for service to be done on the leased premises. For regular maintenance service requests, a law abiding housing provider must effectively delay basic customer service to tenants at a minimum of 24 hours and provide the written notice as outlined under Real Property §8–221. For more complex maintenance requests that require numerous visits (ex. broken dishwasher/appliances etc.), these delays are compounding, frustrating both tenants and housing providers alike.

By incorporating these technical provisions of Oregon Statute 90.322(c)² into Maryland’s Real Property §8–221, SB 635 will result in better customer service to consenting tenants, more reasonable compliance for housing providers, and - importantly - maintain the integrity and the original intent behind the 2025 law.

For those reasons, MMHA would ask for a favorable report to SB 635.

Please contact Matthew Pipkin, Jr. at (443) 995-4342 or mpipkin@mmhaonline.org with any questions.

¹Maryland House Bill 1076, Chapter 564, 2025 Laws of Maryland (2025). Retrieved from https://mgaleg.maryland.gov/2025RS/Chapters_noln/CH_564_hb1076t.pdf

²*Oregon Revised Statutes* § 90.322(c) (2025). *Landlord or agent access to premises; remedies.* https://oregon.public.law/statutes/ors_90.322#c-if-the-tenant-requests-repairs-or-maintenance-in-writing-the