

February 19, 2026

The Honorable William C. Smith
Chair, JPR Committee
2 West Miller Senate Office Building
Annapolis, Maryland 21401

RE: Testimony in Support of SB 635 - Residential Real Property - Notice of Landlord Entry - Tenant Consent

Dear Chair Smith,

The Maryland Building Industry Association, representing 100,000 employees of the building industry across the State of Maryland is submitting testimony in support of SB635, which would allow 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 seven 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.

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, MBIA respectfully requests the Committee give this measure a favorable report.

For more information about this position, please contact Lori Graf at 410-800-7327 or lgraf@marylandbuilders.org.

cc: Members of the Senate JPR Committee