

# **SB635 FAV.pdf**

Uploaded by: Hugo Cantu

Position: FAV



**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



**MBIA Letter of Support SB635.pdf**

Uploaded by: Lori Graf

Position: FAV

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](mailto:lgraf@marylandbuilders.org).

cc: Members of the Senate JPR Committee

**MMHA - 2026 - SB635 - FAV.pdf**

Uploaded by: Matthew Pipkin

Position: FAV



## Senate Bill 635

**Committee: Judicial Proceedings**

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

**Date: February 19<sup>th</sup>, 2025**

**Position: Favorable**

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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 1076/2025<sup>1</sup> 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)<sup>2</sup> 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](mailto:mpipkin@mmhaonline.org) with any questions.

<sup>1</sup>Maryland House Bill 1076, Chapter 564, 2025 Laws of Maryland (2025). Retrieved from [https://mgaleg.maryland.gov/2025RS/Chapters\\_noln/CH\\_564\\_hb1076t.pdf](https://mgaleg.maryland.gov/2025RS/Chapters_noln/CH_564_hb1076t.pdf)

<sup>2</sup>*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](https://oregon.public.law/statutes/ors_90.322#c-if-the-tenant-requests-repairs-or-maintenance-in-writing-the)

# **Testimony in support of SB0635 - Notice of Landlor**

Uploaded by: Richard KAP Kaplowitz

Position: FAV

SB0635\_RichardKaplowitz\_FAV  
02/19/2026  
Richard Keith Kaplowitz  
Frederick, MD 21703-7134

**TESTIMONY ON SB#0635 - POSITION: FAVORABLE**  
**Residential Real Property - Notice of Landlord Entry - Tenant Consent**

**TO:** Chair Smith, Jr., Vice Chair Waldstreicher, and members of the Judicial Proceedings Committee

**FROM:** Richard Keith Kaplowitz

My name is Richard Kaplowitz. I am a resident of District 3, Frederick County. I am submitting this testimony in support of SB#/0635, **Residential Real Property - Notice of Landlord Entry - Tenant Consent**

This bill will define times and reasons a landlord can enter a leased premises without a written notice to that tenant.

- in the event of an emergency to ensure the imminent protection or preservation of the property
- the imminent protection and safety of any occupants
- the health, safety, and welfare of other tenants and staff
- to complete a repair or perform maintenance requested in writing by the tenant within 7 days after the date on which the tenant submitted the written request
- while the repair is in progress if the landlord is making a reasonable effort to complete the repair in a 10 timely manner.

The bill will accomplish this by authorizing a landlord to enter a leased premises without providing certain written notice on written request of a tenant to complete a repair or perform maintenance within 7 days after the tenant's request or if a repair is in progress and is being completed in a timely manner.

**I respectfully urge this committee to return a favorable report on SB0635.**



# **SB 635 Notice of Entry FWA.pdf**

Uploaded by: Albert Turner

Position: FWA



Albert Turner  
Public Justice Center  
201 North Charles Street, Suite 1200  
Baltimore, Maryland 21201  
410-625-9409  
turnera@publicjustice.org

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

**Hearing of the Senate Judicial Proceedings Committee on February 19, 2025**

**Position: FAVORABLE with AMENDMENTS**

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The Public Justice Center (PJC) is a nonprofit public interest law firm that stands with tenants to protect and expand their rights to safe, habitable, affordable, and non-discriminatory housing and their rights to fair and equal treatment by Maryland's landlord-tenant laws, courts, and agencies. The PJC advocates for systemic change to build a just society. **PJC asks for a favorable with amendments report on SB 635.**

The Maryland General Assembly passed a law in 2025 protecting a tenant's right to be free from unannounced intrusions by landlords in non-emergency situations. **SB 635 as written would circumvent that law by allowing a landlord to enter as many times as they choose, if the tenant requests repairs.**

**SB 635** as written sets up an impossible situation, particularly for single female tenants whose landlords would enter at times when the tenant was in a state of undress or otherwise compromised. Under **SB 635**, those same tenants may be forced to reconsider whether they can or should request repairs in writing if it means they will lose any protection against the landlord entering at will.

**Further, the 2025 law that was passed was an already compromised bill.** In last year's negotiations, tenant advocates agreed to shorten the required notice period from 48 to 24 hours, to lengthen the window of time when a landlord may enter, and to modify emergency-exception language to arrive a legislation that protects tenants without interfering with landlords' ability to make necessary repairs and manage their property.

It is rare that landlords need to begin repairs within 24 hours of a request in circumstances that are not already excepted from the law. If a repair will take more than 24 hours, the landlord could provide written notice under current law. Repairs of an emergent nature are already excepted. We do not oppose the provision related to ongoing repairs, but to remove the notice requirement entirely for a week after a tenant requests repairs will gut last year's hard-won tenant protections. **We request amendments to the bill that would allow repeated entrance for ongoing repairs, but limits the time period of an ongoing repair to three (3) days; provided that the landlord had already given an initial notice of entry.**

**SB 635 - PBRC Testimony FWA- SENATE.pdf**

Uploaded by: Katherine Davis

Position: FWA



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**SB 635 - Residential Real Property - Notice of Landlord Entry - Tenant Consent**  
**Senate Judicial Proceedings Committee**  
**Feb. 19, 2026, 1:00 PM**  
**Position: Favorable with Amendments**

The Pro Bono Resource Center of Maryland (“PBRC”), an independent 501(c)(3) non-profit organization, is the statewide thought leader and clearinghouse for pro bono civil legal services in Maryland. As the designated pro bono arm of the MSBA, PBRC provides training, mentorship, and pro bono service opportunities to members of the private bar and offers direct legal services to over 5,000 clients annually.

In May 2017, with a grant from the Maryland Judiciary’s Access to Justice Department, PBRC launched the **Tenant Volunteer Lawyer of the Day (TVLD) Program, now called the Tenant Justice Program (TJP)**, in Baltimore City Rent Court to provide day-of-court legal representation to tenants appearing unrepresented for their proceedings. Since then, this continually expanding Program has allowed PBRC staff and volunteer attorneys to represent thousands of low-income tenants in both Baltimore City and Baltimore County in multiple types of legal actions that could result in eviction.

Last Session, the Maryland General Assembly passed a law adding Maryland to a list of 38 other jurisdictions that protect a tenant’s right to be free from unannounced intrusions by landlords in non-emergency situations. In last year’s negotiations, tenant advocates agreed to shorten the required notice period to 24 hours, to lengthen the window of time when a landlord may enter, and to modify emergency-exception language to arrive at legislation that protects tenants without interfering with landlords’ ability to make necessary repairs and manage their property. SB 635 as written would weaken the law by providing a landlord with an entire week’s period during which they are free to enter at will without notice should a tenant request repairs in writing.

**For especially vulnerable tenants, SB 635 as written sets up an impossible situation.** PBRC supported last year’s legislation in part due to our experience with single female tenants whose landlords would enter at times when the tenant was in a state of undress or otherwise compromised. Without a law mandating notice before entry, we had to advise those tenants that the landlord’s conduct was legal. Under SB 635 as currently written, those same tenants may be forced to reconsider whether they can or should request repairs in writing if it means they will lose any protection against the landlord entering at will. Should they choose not to request repairs in writing, they will likely find that any effort to enforce their Warranty of Habitability in court will fall short.

With amendments, SB 635 could present a fair compromise. It is rare that landlords need to begin repairs within 24 hours of a request in circumstances that are not already excepted from the law, as are repairs of an emergent. To prevent instances in which there may be confusion or miscommunication related to what constitutes and ongoing repair, PBRC would suggest amendments that allow for repeated entrance for ongoing repairs, but limit the time period of such repair to seven (7) days. Such amendments could create legislation that would be acceptable to landlords while still protecting tenants in their homes.

For the above reasons,  
**PBRC urges a FAVORABLE WITH AMENDMENTS report on SB 635.**  
Please contact Katie Davis, Director of PBRC’s Courtroom Advocacy Project, with any questions.  
[kdavis@probonomd.org](mailto:kdavis@probonomd.org) • 443-703-3049

# **SB0635\_Residential\_Real\_Property\_Notice\_of\_Landlor**

Uploaded by: Cecilia Plante

Position: UNF



## 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.