

Department of Legislative Services  
Maryland General Assembly  
2017 Session

FISCAL AND POLICY NOTE  
First Reader

House Bill 327 (Delegate Miele)  
Environment and Transportation

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**Real Property - Residential Leases - Notice of Routine Maintenance**

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This bill requires a landlord of a leased residential dwelling to post a specified notice on the entry door of the dwelling at least 24 hours before any “routine maintenance” scheduled by the landlord. Under the bill, “routine maintenance” means any nonemergency maintenance, repair, or upkeep of a leased residential dwelling unit. The notice is required to provide the expected date and time of the routine maintenance and a general description of the maintenance to be performed. The bill’s requirements do not apply to routine maintenance scheduled at the request of a tenant.

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**Fiscal Summary**

**State Effect:** The bill is not anticipated to affect State operations or finances.

**Local Effect:** The bill is not anticipated to affect local operations or finances.

**Small Business Effect:** Minimal.

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**Analysis**

**Current Law:** State law does not require a landlord to give notice to a tenant before entering a leased residential dwelling to conduct routine maintenance.

In Prince George’s County, however, the county code requires a landlord to give a tenant 24 hours’ notice before entering the premises except in cases of emergency. The landlord must enter during normal business hours or at a mutually agreed upon time. Abuse of access to a leased residential dwelling by either the landlord or tenant in violation of the code is a basis for termination of the lease by the affected party.

**Background:** The Office of the Attorney General, Consumer Protection Division (CPD), advises that, in 2016, it received 629 landlord-tenant complaints. CPD further advises that most of the complaints dealt with security deposits, habitability and maintenance, debt collection, improper eviction or termination, incorrect bill amounts, lease violations, and payment of utility bills.

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### **Additional Information**

**Prior Introductions:** None.

**Cross File:** None.

**Information Source(s):** Prince George's County; Office of the Attorney General (Consumer Protection Division); Judiciary (Administrative Office of the Courts); Department of Legislative Services

**Fiscal Note History:** First Reader - February 2, 2017  
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