

Chart 1

50-State + D.C. Survey of Statutes Governing Notice to Tenants When Landlords Desire Access in a Non-Emergency Situation¹

State	Statute/s	Notice Period	Written?	Time Frame	Specific Stated Remedies ?
AL	Ala. Code § 35-9A-303	2 days UEI ²	— ³	Reasonable time ⁴	— ³
AK	Alaska Stat. §§ 34.03.140, 34.03.300	24 hours UEI	—	Reasonable time	Greater of actual damages or 1 mo rent + atty fees + injunction or break lease
AZ	Ariz. Rev. Stat. § 33-1343	2 days UEI BNFTRR ⁵	—	Reasonable time	—

¹This chart is limited to stick-built homes that are attached to dry land. Some states have special statutes for manufactured homes or houseboats.

²“UEI” means “unless in an emergency or it is impracticable to do so”.

³The “—” symbol means the statute is silent on the issue.

⁴Some statutes use the phrase “reasonable time” while others use “reasonable times” or “reasonable hours” or “reasonable hour” or the like. I’ve called all these “reasonable time”.

⁵“BNFTRR” means “but not for tenant requested repairs”.

CA	Cal. Civ. Code § 1954	Reasonable notice; 24 hours is presumed reasonable (48 hours for move-out inspection but tenant may waive the 48 hours)	Written; for showings may be oral under certain guidelines	Normal business hours	–
CO	Colo. Rev. Stat. § 38-12-1004 (statute only governs bed-bug inspections)	48 hours; tenant may waive	Written or electronic unless lease says otherwise	– ³	–
CT	Conn. Gen. Stat. §§ 47a-16, 47a-18	Reasonable notice	–	Reasonable time	Greater of actual damages or 1 mo rent + atty fees + injunction or break lease
DE	Del. Code Title 25, §§ 5509, 5510	48 hours. For showings tenant can waive in addendum to lease or other document separate from lease. BNFTRR	–	8 am - 9 pm except reasonable time for meter reading	Injunction + break lease for repeated violations

DC	D.C. Code § 42-3505.51	48 hours but other period if agreed to.	Written on paper; or electronic if tenant gives written acknowledgement	9 am - 5 pm Mon - Sat, not on Sunday or federal holiday unless tenant otherwise agrees	Damages + injunction
FL	Fla. Stat. § 83.53	12 hours	–	Reasonable time; for repair, that is 7:30 am - 8:00 pm	–
HI	Haw. Rev. Stat. § 521-53	2 days UEI	–	Reasonable time	–
IN	Ind. Code § 32-31-5-6	Reasonable notice	–	Reasonable time	–
IA	Iowa Code § 562A.19	24 hours UEI	–	Reasonable time	–
KS	Kan. Stat. § 58-2557	Reasonable notice	–	Reasonable time	–
KY	Ky. Rev. Stat. § 383.615	2 days UEI	–	Reasonable time	–
ME	Me. Rev. Stat. Title 14, § 6025	Reasonable notice; 24 hours is rebuttable presumption UEI	–	Reasonable time	Greater of actual damages or \$100 + injunction + atty fee

MN	Minn. Stat. § 504B.211	Reasonable notice	–	–	Actual damages + ≤ \$100 + possible injunction + possible break lease + possible atty fees & case must be a TRA or RE
MT	Mont. Code §§ 70-24-312, 70-24-410	24 hours UEI	–	Reasonable time	Actual damages + possible injunction or break lease
NE	Neb. Rev. Stat. §§ 76-1423, 76-1438	1 day UEI	–	Reasonable time	Greater of actual damages or 1 mo of rent + atty fees + injunction or break lease
NV	Nev. Rev. Stat. § 118A.330	24 hours	–	Normal business hours	–
NH	N.H. Rev. Stat. § 540-A:3	Adequate under the circumstances	–	Reasonable time	–

NJ	N.J.A.C. 5:10-5.1	1 day in ordinary circumstances (by regulation in buildings with ≥ 3 units, otherwise by custom)	–	–	–
NM	N.M. Stat. § 47-8-24	24 hours but other period if agreed to so long as it is reasonable BNFTRR	Written	Reasonable estimate of the time frame of the entry	Actual damages + injunction + right to break the lease
ND	N.D. Cent. Code § 47-16-07.3	Reasonable notice UEI	Written or method that gives actual notice and given in a reasonable manner	Reasonable time	–
OH	Ohio Rev. Code § 5321.04	Reasonable notice; 24 hours is presumed reasonable UEI	–	Reasonable time	Actual damages + atty fees + injunction or break lease
OK	Okla. Stat. Title 41, § 128	1 day UEI	–	Reasonable time	–

OR	Or. Rev. Stat. §§ 90.322, 90.410	24 hours BNFTRR Also, lease or other written agreement may allow no-notice entry for yard work; and no notice required to serve notices per the lease or the law	–	Tenant may veto if time is not reasonable or tenant has specific plans for that time slot	Damages of 1 mo of rent unless wk-to-wk lease, then 1 wk of rent + injunction + right to break the lease
RI	R.I. Gen. Laws §§ 34-18-26, 34-18-45	2 days	–	Reasonable time	Actual damages + atty fees + possible injunction or break lease
SC	S.C. Code § 27-40-530	24 hours	–	9 am - 6 pm for regularly scheduled repairs; 8 am - 8 pm for repairs requested by tenant; otherwise at a reasonable time	–
SD	S.D. Codified Laws § 43-32-32	24 hours presumed unless lease says otherwise UEI	Written 24-hr notice is presumed reasonable	Normal business hours and tenant may ask to reschedule, specifying the time	–

TN	Tenn. Code § 66-28-403 (statute only directly governs notice re showings during the final 30 days of the lease)	24 hours and then only if right of entry is in the lease	–	–	–
UT	Utah Code § 57-22-4(2)	24 hours unless lease says otherwise	–	–	–
VT	Vt. Stat. Title 9, § 4460	48 hours	–	9 am - 9 pm	–
VA	Va. Code § 55.1-1229	24 hours BNFTRR UEI	–	Reasonable time	–
WA	Wash. Rev. Code § 59.18.150	2 days except 1 day for showings UEI	Written	Reasonable time; no excessive showings; other than for showings tenant may reasonably request another time; notice must state exact period of time of entry	\$100 per violation + atty fees + common law not abrogated
WI	Wis. Stat. § 704.05(2)	Upon “advance notice”	–	Reasonable time	–
AR	No statute protecting tenant				
GA	No statute protecting tenant				
ID	No statute protecting tenant				
IL	No statute protecting tenant				
LA	No statute protecting tenant				

MD	No statute protecting tenant except for situations requiring the tenant to move away for a while ⁶				
MA	No statute regulating notice to the tenant prior to landlord's entering ⁷				
MI	No statute protecting tenant				
MS	No statute protecting tenant				
MO	No statute protecting tenant				
NY	No statute protecting tenant				
NC	No statute protecting tenant				
PA	No statute protecting tenant				
TX	No statute protecting tenant				
WV	No statute protecting tenant				
WY	No statute protecting tenant				

⁶Maryland Environment Code § 6-821 requires reasonable efforts to give tenant time to relocate when landlord takes over the place for ≤ 30 days for massive repairs.

⁷Mass. Gen. Laws Ann. ch. 186, § 15B(1)(a) regulates entries but doesn't seem to regulate notice prior to entry.