

Chart 2
Summary of Chart 1

States ⁸ with no statute controlling notice		16
States with a statute controlling notice		35
States with statutes not specifying a remedy		22
States with statutes specifying a remedy		13
Limiting remedy to a specific type of lawsuit	1 (Minn)	
Not limiting but listing possibilities	12	
States setting a minimum amount of damages		7
Amount = 1 month of rent	4	
Amount = \$100	2	
Amount = "up to ... \$100"	1 (Minn)	
States with time of entry not specified		5
States with time of entry "specified" as "reasonable"		20
States with time of entry specified		10
Business hours	3	
Longer hours (800-800,730-800,800-900,900-900)	4	
Tenant has some veto power over the time	3	
States with notice period "reasonable", "adequate" or "advance"		7
State with a more precise notice period ⁹		28
12 hours	1	
24 hours or 1 day ¹⁰	17	
48 hours or 2 days ¹⁰	10	
States allowing non-written notice		28
States requiring written notice in at least some situations		7

⁸The District of Columbia is considered a "state" in the summary.

⁹This is based on the presumed time for at least some of the situations. Some statutes exempt some entries from the stated notice period. Three exempt tenant-requested repairs and one exempts yard work. Seven allow the tenant to waive the notice in the lease or via a similar manner. Thirteen have an exemption for "unless in an emergency or it is impracticable to do so"; likely a court would construe impracticable narrowly (e.g. when the tenant is out of town or out of the country or the like).

¹⁰"24 hours" is similar but not the same as "1 day" and "48 hours" is similar but not the same as "2 days". See [Cent. Internal Med. Assoc., P.A. v. Chilgren, No. C2-00-36, at Part I \(Minn.App. July 18, 2000\)](#) (7 days under Minn. Stat. § 504B.331 is not a full 7×24 hours).