

Notice of Intent to Enter

A fillable landlord entry notice for repairs, inspections, and showings, with the verified state notice-period table

Use this notice before any planned, non-emergency entry into an occupied rental: repairs the tenant did not request, periodic inspections, showings, appraisals, or contractor visits. Name a specific purpose, give a narrow time window, count the notice period from the day the notice is delivered, and complete the delivery record at the bottom. Emergencies need no notice, and tenant-requested repairs can run on a confirmed appointment instead. Full walkthrough and official sources: clearlegaltips.com/notice-to-enter-template/

NOTICE OF INTENT TO ENTER

1. Parties and Premises

Date of this notice: _____

Tenant name(s): _____

Rental property address, including unit: _____

Landlord / property manager name: _____

2. Planned Entry

Date of entry: _____

Time window (start and end, within your state's permitted entry hours): _____

3. Purpose of Entry

Be specific. A notice for one repair does not authorize a general walk-through, and a vague purpose invites a dispute.

Specific purpose (repair named item / inspection type / showing, and who attends): _____

Who will enter (landlord, manager, contractor or company name): _____

4. Notice Period

Notice given (number of hours or days in advance): _____

Required by (state statute from the table below, or the lease section number): _____

5. Scheduling Conflicts

If the window presents a genuine conflict, the tenant should contact the landlord before the entry date to arrange a reasonable alternative. The tenant does not need to be present for the entry.

Landlord contact for rescheduling (phone / email): _____

6. Signature

Landlord / agent signature: _____

Printed name and date: _____

7. Delivery Record

Delivered on (date and time): _____

Method (handed to tenant / posted on door / mailed / electronic channel the lease permits): _____

Delivered by (name): _____

STATE ENTRY-NOTICE PERIODS (VERIFIED JULY 2026)

State	Required notice	Details	Statute
California	24 hours (written)	Presumed reasonable; oral notice allowed for sale showings after a written for-sale notice within 120 days	Civ. Code 1954
Oregon	24 hours	Actual notice of intent to enter	ORS 90.322
Florida	24 hours (repairs)	Entry between 7:30 a.m. and 8:00 p.m.	Fla. Stat. 83.53
Delaware	48 hours	Entry 8:00 a.m. to 9:00 p.m.; tenant-requested repairs excepted	25 Del. C. 5509
Virginia	72 hours (routine maintenance)	Maintenance the tenant did not request	Va. Code 55.1-1229
Washington	2 days (written)	1 day to show the unit to prospective tenants or buyers	RCW 59.18.150
Arizona	2 days	Entry only at reasonable times	A.R.S. 33-1343
Hawaii	2 days	Entry only during reasonable hours	HRS 521-53
Minnesota	Reasonable, at least 24 hours	Good-faith effort; entry 8:00 a.m. to 8:00 p.m. absent agreement	Minn. Stat. 504B.211
Kansas	Reasonable notice	No fixed number; reasonable hours	K.S.A. 58-2557
Massachusetts	No statutory period	Entry purposes limited (inspection, repairs, showings); lease controls timing	M.G.L. c. 186, 15B
Texas	No statutory period	No entry statute; the lease governs	Tex. courts / lease

INSTRUCTIONS FOR USE

This form is general information, not legal advice. Twelve jurisdictions are shown, chosen to cover the four regimes American entry law uses: fixed notice periods, reasonable-notice standards, and states with no entry statute where the lease controls; if your state is not listed, it follows one of these patterns, so check your statute or your lease's entry clause. Count the notice period from delivery, respect statutory entry hours where they exist, and keep the completed delivery record with the lease file. Every entry statute allows unannounced entry in a genuine emergency; after one, send the tenant a same-day written explanation. Arizona and Delaware expressly forbid using access rights to harass a tenant, and courts elsewhere read repeated, pretextual entries the same way. Full guide and official sources: clearlegaltips.com/notice-to-enter-template/