

**5761            RIGHT TO ENTER DWELLING**

- 5761.1            The Project Owner shall, upon written notice to the Lessee of at least two (2) days, be permitted to enter the dwelling unit during reasonable hours for the purpose of performing routine inspections or maintenance, making improvements or repairs, taking photographs or otherwise recording and documenting the condition of the unit or repairs, or to show the Leased Premises for releasing.
- 5761.2            The Project Owner shall enter the Leased Premises at any time without advance notice when it has reasonable cause to believe that an emergency exists, or when the Lessee has agreed to such entry.
- 5761.3            In the event that the Lessee and all adult household members are absent from the premises at the time of entry, the Project Owner shall leave on the premises a written statement specifying the date, time and purpose of entry prior to leaving the premises.
- 5761.4            If the Lessee changes or adds the following to the dwelling unit, he or she shall notify the Project Owner and shall make duplicate keys, entry codes, or any applicable access to the dwelling available to the Project Owner, within one (1) business day of the change:
- (a)            Any locks, and/or;
  - (b)            Any entry devices, including but not limited to any and all security devices.

SOURCE: Final Rulemaking at 64 DCR 12956 (December 22, 2017); as amended by Final Rulemaking published at 66 DCR 6831 (June 7, 2019).