

Landlord Entry into Apartment/House

Reasons for Landlord to Enter Premises

- Emergency (this is the only reason a landlord may enter without notice)
- Inspections
- To make agreed repairs or necessary repairs
- Decorations, alterations, or improvements
- Supply necessary or agreed services
- To show the property to prospective tenants, buyers, workers or contractors
- If the tenant is away from the rental property for more than 14 days, the landlord may enter the dwelling unit whenever "reasonably necessary"

Procedures and Guidelines

- Landlord must give 24 hours notice to tenant of landlord's intent to enter
 - 24-hour notice not needed in case of emergency
- Landlord must enter only at "reasonable" times.
 - Note: "Reasonable" is not defined in the Uniform Residential Landlord and Tenant Act.
- It may be helpful for landlord and tenant to establish in writing some sort of schedule of reasonable times for access
- A tenant may not refuse "reasonable" entry
- The tenant has the right to be present whenever the landlord enters
- Landlord shall not abuse the right of access or use it to harass the tenant
- Entry in an "unreasonable manner" may be harassment
- Repeated demands for entry can constitute harassment
- If the landlord makes an unlawful or unreasonable entry, or is harassing the tenant the landlord may be ordered to pay damages equaling at least one months rent

Tenants have Rights

If you have concerns about landlord entry, contact Student Legal Services at 319-335-3276

DISCLAIMER

Information provided on this web site pertaining to tenant/landlord issues and procedures is general information about Iowa Tenant/Landlord Law. ([See Chapter 562A Uniform Residential Landlord and Tenant Law](#)) The information pertains to Iowa law. If you are viewing this site from another state you should be aware that this area of law may differ from state to state.

Before you take any action based on information from this site, please seek legal advice. Your questions and facts are specific to your case. Therefore, information on this site cannot substitute for legal advice from an attorney practicing in your jurisdiction. Again, you should consult an attorney before taking any legal action based on information found on this site.

[UNIVERSITY OF IOWA STUDENT LEGAL SERVICES](#)

157 Iowa Memorial Union

319-335-3276