



SUMMARY OF PROPERTY OWNER COMPLIANCE PRE-1978 RENTAL PROPERTIES

What You Need to Know

Title 6, Subtitle 8, of the Environment Article, Annotated Code of Maryland, and ("Act") was enacted to reduce the incidence of lead poisoning while maintaining affordable rental housing. The Maryland Department of the Environment (MDE) was given the authority to enforce the provisions of the Act. Compliance is mandatory for rental dwelling units built prior to 1978, regardless of renovation history.

COMPLIANCE REQUIRES THE FOLLOWING:

1. REGISTRATION & ANNUAL RENEWAL WITH MDE

Owners must register all rental dwelling units within 30 days of acquisition and renewed on or before December 31 each year. Registration includes the payment of \$30 per rental dwelling unit.

2. DISTRIBUTION OF TENANT EDUCATIONAL INFORMATION

All tenants must be provided with the "Notice of Tenants Rights," and "Protect Your Family from Lead in Your Home" brochures and a copy of the current inspection certificate upon inception of the tenancy and every two years thereafter.

3. MEET THE RISK REDUCTION STANDARD

All rental properties subject to the Act are required to be lead inspected by a MDE accredited lead paint inspector upon the occurrence of certain triggering events. The lead inspector will issue a Lead Paint Risk Reduction Certificate and all supporting documentation, summarizing the findings of their inspection. The Accredited lead paint inspector will submit a copy to MDE and provide two copies to the owner. The owner should keep one copy for their records and give one to their tenant. An owner of a pre-1978 rental dwelling units must:

a. Meet the Full Risk Reduction Standard at Every Change in Occupancy

All properties subject to the Act are required to pass an inspection for lead contaminated dust, performed by an MDE accredited inspection contractor, prior to every change in occupancy. In order to pass the inspection the property must be free of defective paint on the interior and exterior of the property.

b. Meet the Modified Risk Reduction Standard Upon Notice

Within 30 days of being notified a person at risk (pregnant woman or child under 6 years of age) has a blood lead level of 5 micrograms per deciliter or more and an Environmental Investigation has identified defects.



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or

Within 30 days after receipt of a written notice from the tenant, or from any other source, of the presence of defects in the unit.

How to Comply with the Modified Risk Reduction Standard

Providing for the permanent relocation of all tenants to a property that is certified lead free or in compliance with the full risk reduction standard;

or

Temporarily relocate all tenants while all necessary work is performed and obtain a passing modified risk reduction certificate prior to the tenants moving back into the property.

4. USE TRAINED WORKERS, ACCREDITED SUPERVISORS AND CONTRACTORS.

All work performed to meet a any standard must be performed by persons/companies who have been trained and/or accredited by MDE.

CERTAIN PROPERTIES MAY BE EXEMPT FROM THE ACT IF

- The property is a hotel, motel or similar seasonal or transient facility; or
- The property has been lead paint tested by a -accredited inspector and has issued a "Lead Free" or "Limited Lead Free" certificate. Any report submitted to the Department certifying a unit as "Lead Free" or "Limited Lead Free" shall include a processing fee of \$10 per unit.

For more information on Rental Registration please visit the **Rental Registration Page** or call 410-537-4199 or toll free in Maryland 1-800-776-2706.

For more information on Compliance please visit the **Lead Program's Rental Owner Page** or call (410) 537-3825 or toll free in Maryland 1-800-633-6101, Ext. 3825.