



Lead Poisoning Prevention Program

“STANDARD OF CARE” WHAT OWNERS NEED TO DO TO COMPLY WITH MARYLAND’S “REDUCTION OF LEAD RISK IN HOUSING ACT”

Compliance is mandatory for rental dwelling units built prior to 1950, regardless of renovation history. Resources for forms, materials, and contacts are on the back of this summary. More detail about each requirement is available on the MDE website at www.mde.state.md.us/lead.

COMPLIANCE REQUIRES THE FOLLOWING:

1. **OWNER MUST REGISTER** the rental dwelling unit and pay associated \$15 (per unit) fee. Registration renewal is required annually.
 2. **DISTRIBUTE TENANT EDUCATIONAL INFORMATION:** Provide the Maryland “Notice of Tenants Rights”, the EPA lead brochure “Protect Your Family from Lead in Your Home” and a copy of the current inspection certificate upon execution of lease to new tenants. Redistribute the educational materials every 2 years thereafter. Be sure to obtain a receipt signed by the tenant verifying that you distributed the materials and keep this for your files.
 3. **MEET THE RISK REDUCTION STANDARD:** Failure to meet the required Risk Reduction standard may result in fines and loss of limited liability protection.
 - A. **MEET FULL RISK REDUCTION STANDARD AT EACH CHANGE OF OCCUPANCY IN A UNIT.** Pass an inspection for lead contaminated dust by an accredited inspection contractor, provided that there is no chipping, peeling, or flaking paint on the interior or exterior of the property.
 - B. **MEET MODIFIED RISK REDUCTION STANDARD UPON NOTICE.** Within 30 days of being notified in writing of either paint defects in a property or that a child under 6 years of age or pregnant woman has a blood lead elevation of 10 mcg/dL or more the owner is required to:
 1. Provide for the temporary relocation of tenants to a certified lead free dwelling unit or another dwelling unit that has met the full risk reduction standard;

OR

 2. Owner ensures that the subject property passes a test for lead contaminated dust and by performing the specific lead hazard reduction treatments; - C. **USE TRAINED WORKERS, ACCREDITED SUPERVISORS, OR CONTRACTORS** for work performed to meet Risk Reduction Standards.
4. **OBTAIN A VERIFICATION INSPECTION BY AN INSPECTOR ACCREDITED** by the Maryland Department of the Environment (MDE). The Lead Paint Risk Reduction Inspection Certificate (Form MDE 330) verifies that a Risk Reduction Standard is satisfied. The accredited inspector submits a copy to MDE, and two copies to the owner. Owners should keep one copy for their records and give one copy to the tenant. Appropriate attachment forms are to be distributed with all copies.

MARYLAND REDUCTION OF LEAD RISK IN HOUSING WHERE TO OBTAIN MORE INFORMATION

MDE LEAD POISONING PREVENTION CONTACTS:

Registration, Renewal, and Inspection status: Lead Rental Property Registry leadreg@mde.state.md.us
410-537-4199 or 1-800-776-2706 (only in Maryland)

Educational Materials (Tenants Rights, EPA Pamphlet): www.mde.state.md.us/lead Go to rental property owners

Compliance/Enforcement: Lead Compliance and Accreditation Division leadreg@mde.state.md.us 410-537-3825 or 1-800-633-6101 (only in Maryland)

Certified Inspectors and Contractors, inspection requirements: www.mde.state.md.us/lead Go to rental property owners
Or contact Lead Compliance and Accreditation Division 410-537-3825 or 1-800-633-6101 (only in Maryland)

MDE Internet Homepage: www.mde.state.md.us/lead includes lists of accredited inspectors and contractors, registration form, tenants' rights notice, summaries of the lead law, risk reduction standards and general information about lead health effects.

OTHER RESOURCES

Financial Assistance for Lead Hazard Reduction:

Baltimore City: Lead Abatement Action Project www.baltimorecity.gov

Statewide: MD Dept of Housing & Community Development www.dhcd.state.md.us

Insurance:

Maryland Insurance Administration 410-468-2000 or 1-800-492-6116 www.mdinsurance.state.md.us

Qualified Offer Assistance:

Coalition to End Childhood Lead Poisoning 410-534-6447 or 1-800-370-5323 www.leadSAFE.org
ceclp@leadSAFE.org

Worker Safety and Health:

MD Occupational Safety and Health (MOSH) 410-767-7233 www.dllr.state.md.us

EPA Disclosure Pamphlet and Federal Lead Requirements:

EPA Federal Lead Hotline 1-800-424-5323 www.epa.gov/lead

Blood lead testing, at Risk Areas, and Health Care Resources:

Department of Health and Mental Hygiene 410-767-6713 www.mdpublichealth.org/och

Copies of the Laws & Regulations: www.mde.state.md.us/lead Choose Additional Resources

