



Facts About . . . Rental Property

Maryland
Department
of the
Environment

PHASE-IN 50% REQUIREMENT

1. WHAT IS THE "50% PHASE-IN REQUIREMENT?"

Under Maryland's law, "Reduction of Lead Risk in Housing," a property owner must assure that at least 50% of the owner's affected properties are in compliance with the Full Risk Reduction Standard as provided in Maryland Environment Article Title 6, Subtitle 8, §6-815(a), as of February 24, 2001. This means at least 50% of the affected property rental units must meet the full risk reduction standard and have been certified in compliance with the standard by an accredited private lead inspector.

2. WHAT RENTAL PROPERTIES DOES THIS APPLY TO?

"Affected properties" include all residential rental units built before 1950, and rental units built between 1950 1978 that the owner has voluntarily elected to bring into compliance with the standard to qualify for limited liability.

3. WHAT DOES IT TAKE TO MEET THE STANDARD FOR EACH UNIT?

The standard can be met with an inspection certificate certifying compliance with:

1. Full Risk Reduction Standard using either the dust test OR performance of the lead hazard reduction treatments **OR**
2. The Lead Free Standard **OR**
3. The Lead Safe Standard. Note: Compliance with the Modified Risk Reduction Standard in response to notice of elevated blood lead level or notice of defect does not meet the standard for the purpose of 50% Phase-In.



4. WHAT IS 50% OF AN ODD NUMBER, SUCH AS THREE UNITS?

When dealing with an odd number of rental units, round up to find the number, which must meet the standard. Examples: 50% of 5 is 3; 50% of 1 is 1.

5. HOW CAN A UNIT THAT IS OCCUPIED BE BROUGHT INTO COMPLIANCE WITH THE STANDARD?

An occupied unit can be brought into compliance with the Full Risk Reduction Standard using a dust test or by performing lead hazard treatments. If performance of the lead hazard reduction treatments takes more than one day, the property owner can temporarily relocate the tenants until the work is completed. If temporary relocation is required while treatments are performed, the property owner must pay reasonable expenses for overnight housing and meals for the tenants.

6. IS IT NECESSARY TO USE ACCREDITED CONTRACTORS AND INSPECTORS WHEN PERFORMING WORK TO MEET THE STANDARD?

Yes. A list of accredited contractors and inspectors is available on the Maryland Department of the Environment's website at www.mde.state.md.us. Also, the lists may be obtained by calling 410-537-3825.

RESOURCES

Maryland Department of the Environment LeadLine:

www.mde.state.md.us/Programs/LandPrograms/LeadCoordination/index.asp

Registration and General Information (Hotline): Lead Rental Property Registry 410-537-4199 or 1-800-776-2706 (within Maryland)

Risk Reduction Treatments or Certified Inspectors and Contractors:

Lead Poisoning Prevention Program 410-537-3825 or 1-800-633-6101 x3825 (within Maryland)

Financial Assistance for Lead Hazard Reduction:

Baltimore City: Lead Abatement Action Project 410-396-7225

Statewide: Maryland Department of Housing and Community Development

www.dhcd.state.md.us or 410-514-7565 or 1-800-492-7127

Screening, at Risk Areas, and Health Resources:

Department of Health and Mental Hygiene

<http://mdpublichealth.org/och/html/lead.html> or 410-767-6713



Martin O'Malley
Governor

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