



Maryland Department of the
Environment

FACTS ABOUT: Lead Paint Exterior Waiver Guidance

An Exterior Waiver (Winter Waiver) is an inspection option used to obtain a temporary delay to a property owner's obligation to perform exterior paint stabilization necessary to meet the Lead Paint Risk Reduction Standards required by the Reduction of Lead Risk in Housing Act, set forth in Title 6, Subtitle 8 of the Environment Article, Code of Maryland. This Act allocates local code officials of housing or minimum livability codes to grant Exterior Waivers. Persons interested in utilizing a waiver are to first contact their *local code official*. The local code official is based on the county or municipality in which the address of the rental unit is located.

Steps to obtain an Exterior Waiver for your Rental Unit, if available*:

1. Contact the *local code official* in the specific municipality or county of your rental property by following the link above and clicking on "Counties or Municipalities," whichever is appropriate. **NOTE:** Some municipalities have their own code officials separate from the county (i.e., College Park, Cambridge etc...) therefore, check the list for the municipality first. If the municipality is not listed, proceed to the county level.

* Local governments **are not required** to offer an exterior waiver. If they do not offer a waiver, the property owner is required to stabilize the exterior paint prior to inspection.

2. Record who you spoke with and any dates of expiration that differ from the standard November 1st through April 1st. The inspector will need to record this information on the inspection forms.

3. The Department does not authorize/issue exterior waivers. If you have questions please contact the State Lead Poisoning Prevention Program at 410-537-3825.

Reduction of Lead Risk in Housing Act, (§§6-815(d) and 6-819(j)):

(1) Exterior work required to satisfy the risk reduction standard may be delayed, pursuant to a waiver approved by the appropriate person under paragraph (2) of this subsection, during any time period in which exterior work is not required to be performed under an applicable local housing code or, if no such time period is specified, during the period from November 1 through April 1, inclusive.

(2) A waiver under paragraph (1) of this subsection may be approved by the code official for enforcement of the housing code or minimum livability code of the local jurisdiction, or, if there is no such official, the [Department of Housing and Community Development](#).

(3) Notwithstanding the terms of the waiver, all work delayed in accordance with paragraph (1) of this subsection shall be completed within 30 days after the end of the applicable time period.

(4) Any delay allowed under paragraph (1) of this subsection may not affect the obligation of the owner to complete all other components of the risk reduction standard and to have those *components* inspected and verified.

