



Maryland
Department of
the Environment

FACTS ABOUT:

LEAD EXTERIOR WAIVER GUIDANCE

An Exterior 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. Rental property owners 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.

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



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