



## **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 authority to enforce the provisions of the Act. Compliance is mandatory for rental dwelling units built prior to 1978, regardless of renovation history.

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#### **COMPLIANCE REQUIRES THE FOLLOWING:**

##### **1. REGISTRATION & RENEWAL WITH MDE**

- a.** Initial Registration: Property Owners must register all pre-1978 rental dwelling units within 30 days of acquiring the property.
- b.** Renewal: Registration must be renewed every two years on or before December 31 of the renewal year.
- c.** Registration includes a payment of \$75 per rental dwelling unit upon initial registration and when renewing registration at two (2) years.

##### **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. MEETING THE RISK REDUCTION STANDARD**

All rental properties subject to the Act are required to be inspected by an MDE accredited lead paint inspector upon the occurrence of certain triggering events. The Accredited lead paint inspector is required to issue a certificate with supporting documentation to MDE through the secure Lead Rental Certification and Accreditation Database (LRCA). The owner should request a copy for distribution to tenants and for their records.

###### **a. Meeting 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 accredited MDE inspection contractor, prior to every change in occupancy. To pass the inspection, the property must be free of defective paint on the interior and exterior of the property.

###### **b. Meeting the Modified Risk Reduction Standard Upon Notice**



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Within 30 days after the receipt of the Notice of Defect, the property owner is required to provide for the temporary relocation of all tenants to a property built after 1977, a pre-1978 rental property that is certified as meeting the lead-free standard or that has met the lead risk reduction standard.

**OR**

Within 30 days after the receipt of the Notice of Defect, the property owner ensures that the property passes a test for lead contaminated dust after performing certain lead hazard reduction treatments. The property owner must pay for all required repairs and must use a contractor that is accredited by the Department to perform lead abatement work.

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#### **4. USE TRAINED WORKERS, ACCREDITED SUPERVISORS AND CONTRACTORS.**

All work performed to meet 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 an MDE 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 \$30 per unit.

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

For more information on Compliance please call (410) 537-3825 or toll free in Maryland 1-800-633-6101, Ext. 3825.