

## Alert

### Maryland's Lead Paint Law Affects Additional Properties Starting January 1, 2015

#### Attorneys

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Beginning January 1, 2015, residential properties in Maryland built between 1950 and 1978 will be subject to the state's lead paint law. Until now, the law applied only to properties built before 1950. An estimated 330,000 additional rental units will be affected.

The main requirements of the law are as follows:

- Owners must register affected properties with the Maryland Department of Environment ("MDE"), renew the registration annually, and pay a \$30 annual registration fee for each apartment (or house) registered.
- Landlords must provide tenants with several disclosure documents, including a state Notice of Tenants' Rights form, a federal lead paint information pamphlet, and an inspection certificate for the leased unit.
- At every tenant turnover, owners must perform lead dust testing, conduct any required remediation activities, and share the results with tenants. All testing and remediation must be performed by MDE-accredited personnel.
- Properties that are entirely or partially lead free are exempt from certain portions of the law.

Owners of properties built between 1950 and 1978 must comply with the law's registration and tenant notice requirements by January 1, 2015. However, MDE is not requiring the lead dust tests to be performed until the first change in occupancy after January 1, 2015.

If you have any questions about the new lead paint requirements, please contact James B. Witkin at 301-961-5189 or [jwitkin@linowes-law.com](mailto:jwitkin@linowes-law.com) or Megan M. Roberts-Satinsky at 443-949-3791 or [mroberts-satinsky@linowes-law.com](mailto:mroberts-satinsky@linowes-law.com).

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