

# **MDE HB1367 SWA JPR.pdf**

Uploaded by: Jeremy D Baker

Position: FAV



**The Maryland Department of the Environment  
Secretary Serena McIlwain**

***HB 1367***

***Lead Testing and Inspections - Falsifying Information - Penalty***

**Position:** Support  
**Committee:** Judicial Proceedings  
**Date:** March 26, 2025  
**From:** Leslie Gray, Government Relations Officer

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The Maryland Department of the Environment (MDE) **SUPPORTS** HB 1367.

**Bill Summary**

HB 1367 institutes a civil penalty not-to-exceed \$50,000 for a person who falsifies information in a lead-contaminated dust testing report.

**Position Rationale**

Establishing a penalty for fraudulent lead inspection reporting is essential to deter inaccurate reporting and maintain the credibility and reliability of the lead testing system in Maryland. Falsifying reports not only jeopardizes public health but also undermines the efforts of public health officials working to prevent lead poisoning. Fraudulent reports can lead to unsafe living conditions for tenants and residents, particularly children and pregnant women who are at the highest risk for lead exposure. Suspected fraudulent reporting investigations are resource intensive as MDE must notify property owners and tenants of the potential or actual fraud and the associated risks. These investigations can divert valuable resources from the core mission of lead poisoning prevention. Investigating fraudulent reports adds an administrative burden to MDE and can delay the identification of actual lead hazards. By establishing clear and substantial penalties for fraud, HB 1367 would ensure that MDE can focus resources and better protect public health.

**Conclusion**

HB 1367 would enhance the state's lead poisoning prevention efforts by imposing strong penalties for fraudulent lead inspection reports and ensure that the health and safety of Marylanders is protected from the dangers of lead exposure. The measures outlined in the bill are critical for maintaining transparency, accountability, and trust in the lead testing process. Accordingly, MDE asks for a **FAVORABLE** report for HB 1367.

**Contact:** Leslie Gray, Government Relations Officer  
Email: [leslie.gray@maryland.gov](mailto:leslie.gray@maryland.gov)

# **YGG Support Testimony\_MD HB 1367.pdf**

Uploaded by: LaTricea Adams

Position: FAV



March 24, 2025

Maryland Senate  
Miller Senate Office Building  
11 Bladen St.,  
Annapolis, Maryland, 21401

Dear Maryland Senate Members,

On behalf of Young, Gifted & Green, an environmental justice and civil rights organization dedicated to advocating for the health and well-being of communities disproportionately affected by environmental hazards, we strongly urge the Maryland Senate to support and pass the [House Bill 1367](#), titled "Lead Testing and Inspections - Falsifying Information - Penalty."

Lead exposure continues to pose a significant public health risk, particularly in low-income and marginalized communities across Maryland. The detrimental effects of lead are well-documented, with children being the most vulnerable. Even minimal exposure can lead to severe developmental delays, learning disabilities, and long-term health consequences. Accurate lead testing and inspections are critical in identifying hazards and safeguarding the health of our children and families.

House Bill 1367 will address an urgent need: ensuring the integrity of information provided by those conducting lead inspections. Falsifying test results not only jeopardizes public trust but also endangers the lives of residents, particularly in communities that are often overlooked. By imposing penalties on those who engage in such unethical practices, this legislation underscores the commitment to prioritizing public health and safety over profit or negligence. This bill also emphasizes accountability within the inspection industry. Vulnerable populations often lack the resources and advocacy necessary to fight back against malpractice or misinformation. By supporting HB1367, you are standing up for environmental justice and the right of every Maryland resident to live in a safe and healthy environment.





We have a collective responsibility to protect our children and their future. It is essential that lead testing and inspection processes are reliable, transparent, and held to the highest standards. Your support for this legislation will be a vital step toward ensuring a healthier, safer Maryland for all of us.

Thank you for considering this important issue. We hope you will lend your full support to House Bill 1367 and work towards its successful passage in the Senate.

**Sincerely,**

**LaTricea D. Adams, MAT, EdS**

Founder CEO and President  
Young, Gifted & Green

**In Solidarity with the Undersigned:**

South Baltimore Community Land Trust Inc.  
Out For Justice Inc  
Star Project

# **GHHI Written Testimony HB1367-Senate JPR.pdf**

Uploaded by: Ruth Ann Norton

Position: FAV



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March 24, 2025

Senator William C. Smith, Jr., Chair  
Senate Judicial Proceedings Committee  
2 East Miller Senate Office Building  
Annapolis, Maryland 21401

Re: **HB1367 - SUPPORT** – Lead Testing and Inspections – Falsifying Information - Penalty

Dear Chairman Smith and Members of the Committees:

The Green & Healthy Homes Initiative (GHHI) writes in support of House Bill 1367. I serve as Chair of the Maryland Lead Poisoning Prevention Commission and as a member of the EPA Children's Health Protection Advisory Committee and the CDC Lead Exposure and Prevention Advisory Committee. GHHI has a long-standing history of advocating for families and children on the important issue of lead poisoning prevention and addressing healthy homes hazards. GHHI has been at the frontline of lead poisoning prevention for over three decades in helping to elevate Maryland as a national leader by working to reduce childhood lead poisoning by 99% in the state. GHHI also provides tenant's rights assistance statewide and legal representation of tenants for the repair of lead hazards and other hazardous conditions in homes.

In 2012, the CDC determined that there is no safe level of lead in a child's body at which harm does not occur. Lead poisoning causes learning disabilities, loss of IQ, speech development problems, attention deficit disorder, higher school dropout rates and violent, aggressive behavior that disproportionately impacts older, low-income communities in Maryland. Despite our progress, Maryland annually still has over 1,300 children identified with elevated blood lead levels.

The Maryland Reduction of Lead Risk in Housing Law relies on the validity of the private inspection process in order for the law to be effective. Our children, parents and families depend on it. If lead inspectors are permitted to falsify inspection records, sampling results and lead certifications, the whole system unravels.

HB1367 will address this problem by imposing civil penalties on inspectors who knowingly falsify certificates to demonstrate compliance with Maryland environmental regulatory requirements. Civil fines are needed for inspectors who falsify inspection certification information to serve as a deterrent to that unlawful and illegal behavior. Strong oversight and enforcement is critical to protecting the integrity of the lead inspection certification system in the Maryland's lead laws.

The Maryland Department of the Environment has played a leading governmental role in implementing the law. Without substantial enforcement and accountability measures, the underpinnings of environmental laws and the balances struck in those laws will be greatly compromised. GHHI applauds MDE for taking its recent enforcement actions against inspection companies that are not following the required State of Maryland lead inspection protocols or falsifying inspection documents. It is important that MDE has sufficient staffing resources and the legal authority needed through civil penalties to have consequences for inspectors and their companies when MDE spot checks and oversight uncovers fraudulent activities.

GHHI supports HB1367 and the creation of strong civil fines for inspectors who engage in unlawful actions. These civil fines must be significant enough to deter future inspectors from being willing to place monetary gain over the undermining of Maryland's lead laws and the placing of young children and pregnant women at risk. While Maryland Environment Article Section 6-850 does contain civil fines currently, HB1367 is needed to address a loophole in the current statute that only imposes those civil fines on the rental property owner. HB1367 will address this deficiency by also imposing civil fines on the lead inspector who engages in the prohibited conduct.

Lead inspectors who falsify lead inspections and certifications are deceiving unsuspecting parents into thinking the homes they are moving their families into are safe. These fraudulent certificates put rental homes that contain lead hazards and are out of compliance with Maryland's Risk Reduction Certification standards on the market. This legislation will establish important civil penalties for inspectors who are falsifying lead inspection results and certificates and undermining the integrity of the Maryland Reduction of Lead Risk in Housing Law.

We request a Favorable Report on HB1367.

Respectfully Submitted,

A handwritten signature in black ink, appearing to be 'Ruth Ann Norton', written in a cursive style.

Ruth Ann Norton  
President and CEO

# **Senate.HB1367.Tmy.Final .pdf**

Uploaded by: Samuel Rosenberg

Position: FAV

**SAMUEL I. "SANDY" ROSENBERG**  
*Legislative District 41*  
Baltimore City

Health and Government Operations  
Committee

*Chair*

Health Occupations and  
Long-Term Care Subcommittee

*House Chair*

Joint Committee on Administrative,  
Executive, and Legislative Review



**THE MARYLAND HOUSE OF DELEGATES**  
**ANNAPOLIS, MARYLAND 21401**

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Testimony of Delegate Samuel I. Rosenberg  
Before Senate Judicial Proceedings Committee

In Support of

**House Bill 1367**

**Lead Testing and Inspections – Falsifying Information - Penalty**

Chair Smith and Members of the Committee:

House Bill 1367 arises from a reported incident, where those responsible for lead testing were able to duck accountability for falsifying information reported to the Department of the Environment. This bill would rightly hold these bad actors responsible for their lack of concern for our constituents' wellbeing.

Specifically, HB 1367 would penalize a violator \$50,000 for falsifying information on a lead testing report, and each day that this forgery occurs would be treated as a separate violation. An amendment from the Maryland Department of the Environment provides that the law addresses a one-time offense with liability for civil penalties up to \$50,000.

Our citizens deserve to see those responsible for their wellbeing held accountable, which is why I urge the Committee to issue a favorable report on HB 1367.

March 26<sup>th</sup>, 2025

# **MLPPP Commission HB1367 Support Letter Senate JPR**

Uploaded by: Wesley Stewart

Position: FAV



# STATE OF MARYLAND

## Lead Poisoning Prevention Commission

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### SUPPORT

House Bill 1367 - Lead Testing and Inspections - Falsifying Information - Penalty  
Senate Judicial Proceedings Committee  
March 24, 2025

The Lead Poisoning Prevention Commission, (“Lead Commission”) established under Environment Article 6, Subtitle 8, advises the Maryland Department of the Environment, the Legislature, and the Governor regarding lead poisoning prevention in Maryland. The Lead Commission supports state and local lead poisoning prevention strategies that help to detect and eliminate environmental lead hazards, especially when children are at risk. Following a vote of the Maryland Lead Poisoning Prevention Commission in favor of HB1367 on March 6, 2025, the Lead Commission submits this testimony in support of HB1367.

HB1367 would impose civil penalties on inspectors who knowingly falsify certificates to demonstrate compliance with Maryland environmental regulatory requirements. Civil fines are needed for inspectors who falsify inspection certification information to serve as a deterrent to that unlawful behavior. The integrity of the inspection process is paramount to the entire system of checks and balances that have been created to protect the legitimacy of lead inspection certification and oversight of the Maryland Reduction of Lead Risk in Housing Law. If inspectors commit fraud by falsifying information, the entire system collapses.

The Maryland Department of the Environment (MDE) has played a leading governmental role in implementing the law and enforcement power has been a significant tool in their arsenal. Without strong enforcement and accountability measures, the underpinnings of environmental laws and the balances struck in those laws will be greatly compromised. The recent enforcement actions by MDE against inspection companies that are not following the required State of Maryland lead inspection protocols or falsifying inspection documents are critical to an effective inspection, spot check and oversight process.

Civil fines for inspectors are necessary to ensure that the cost of committing fraud is higher than any potential reward. HB1367 is necessary because the current statute’s civil fines structure in Environment Article Section 6-850 places the fines on the rental property owner and does not impose fines on the lead inspector.

When inspectors falsify lead inspections and certifications, they place young children in Maryland at risk of lead exposure in homes that contain lead hazards that parents unknowingly believe to be lead free or in compliance with Maryland’s Risk Reduction Certification standards. The CDC has determined that there is no safe level of lead in a child’s body at which harm does not occur. Lead poisoning from primarily lead in paint, dust and contaminated soil contributes to significant learning disabilities, loss of IQ, speech development problems, attention deficit disorder, poor school performance and violent, aggressive behavior that heavily burdens low-income communities in Maryland.

This legislation will establish important civil penalties for inspectors who are falsifying lead inspection results and certificates and undermining the integrity of the Maryland Reduction of Lead Risk in Housing Law. The Maryland Lead Commission requests a favorable report on HB1367.

For more information, please contact Ruth Ann Norton, Commission Chair, at 410-534-6477 or by email at [ranorton@ghhi.org](mailto:ranorton@ghhi.org).