

## EMERGENCY BILL

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**By: Delegates Guns and Taylor and the Speaker (Administration) and Delegates Weir, Billings, D. Hughes, Mohorovic, D. Davis, Ciliberti, Redmer, Hammen, McHale, Stup, Nathan-Pulliam, Hubbard, Frush, Morhaim, Klausmeier, and Watson and the Committee on Ways and Means**

Introduced and read first time: January 24, 1997

Assigned to: Environmental Matters

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Committee Report: Favorable with amendments

House action: Adopted

Read second time: February 14, 1997

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## CHAPTER \_\_\_\_\_

1 AN ACT concerning

2 **Brownfields - Voluntary Cleanup and Revitalization Programs**

3 FOR the purpose of establishing a Voluntary Cleanup Program in the Maryland  
 4 Department of the Environment (MDE); establishing a Voluntary Cleanup Fund  
 5 administered by MDE; requiring MDE to adopt certain regulations; establishing  
 6 certain application requirements, including the payment of a certain fee;  
 7 establishing certain requirements for MDE's determination of whether to approve  
 8 an application; authorizing MDE to notify an applicant of a certain determination  
 9 of no further requirements at the applicant's property, subject to certain conditions;  
 10 establishing procedures for the payment of certain additional costs or the refund of  
 11 certain application fees under certain circumstances; establishing certain  
 12 requirements upon approval of an application; establishing certain requirements  
 13 and procedures for the proposal and approval of response action plans; requiring a  
 14 participant to file a certain bond or other security for certain purposes; requiring  
 15 MDE to review certain standards in a certain time period and authorizing MDE to  
 16 revise the standards; establishing certain procedures for public participation in  
 17 MDE's process of approving response action plans; establishing certain  
 18 requirements for MDE's decision on a proposed response action plan, including the  
 19 issuance of a certain letter that provides the participant with certain assurances;  
 20 establishing certain procedures and requirements for the withdrawal of an  
 21 application or response action plan; requiring a participant to notify MDE that a  
 22 response action plan has been completed; requiring MDE to issue a certificate of  
 23 completion, that includes certain information and certain assurances, under certain  
 24 circumstances; requiring MDE to send a copy of a certificate of completion to the  
 25 Director of the Department of Assessments and Taxation within a certain time

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1 period; establishing certain conditions under which MDE retains enforcement  
 2 authority against certain persons; authorizing the transfer of certain documents  
 3 under certain circumstances; requiring certain documents to be recorded in certain  
 4 land records under certain circumstances; defining certain terms; altering certain  
 5 definitions applicable to certain programs to allow certain lenders to take certain  
 6 actions under certain circumstances subject to certain conditions; providing that  
 7 certain provisions of law apply to enforce certain violations; providing that this Act  
 8 does not affect the planning and zoning authority of a county or municipal  
 9 corporation and certain tort actions; establishing a Brownfields Revitalization  
 10 Program in the Department of Business and Economic Development (DBED);  
 11 authorizing taxing jurisdictions to elect whether to participate in the Program;  
 12 authorizing DBED to select Brownfields sites based on certain criteria; requiring  
 13 DBED to consult with certain persons during a certain time; establishing a  
 14 Brownfields Revitalization Incentive Fund comprised of certain moneys and  
 15 administered by DBED; requiring taxing jurisdictions participating in the Program  
 16 to establish a certain property tax credit for a certain period of time and for a  
 17 certain amount; authorizing a participating taxing jurisdiction to grant a certain  
 18 additional property tax credit up to a certain amount; authorizing a State property  
 19 tax credit under certain circumstances; requiring a participating taxing jurisdiction  
 20 to contribute to the Brownfields Revitalization Incentive Fund for a certain period  
 21 of time and for a certain amount; establishing certain requirements for the return of  
 22 a proportional share of certain funds to certain jurisdictions; requiring certain  
 23 taxing jurisdictions to terminate certain property tax credits under certain  
 24 circumstances; authorizing the governing body of a county or municipal corporation  
 25 to grant a tax abatement for certain taxes for certain properties; requiring MDE to  
 26 report to the Governor and certain committees of the General Assembly on the  
 27 Voluntary Cleanup Program and Fund by certain dates; requiring DBED to report  
 28 to the Governor and certain committees of the General Assembly on the  
 29 Brownfields Revitalization Incentive Program by certain dates; ~~requiring the~~  
 30 ~~transfer of certain moneys between certain funds~~ providing for the construction of  
 31 certain provisions of this Act; making this Act an emergency measure; and generally  
 32 relating to the establishment of a Voluntary Cleanup Program and Brownfields  
 33 Revitalization Program.

34 BY repealing and reenacting, with amendments,  
 35 Article - Environment  
 36 Section 4-401(i) and 7-201(x)  
 37 Annotated Code of Maryland  
 38 (1996 Replacement Volume and 1996 Supplement)

39 BY adding to  
 40 Article - Environment  
 41 Section 4-401(l), 7-201(n-1), and 7-501 through 7-516, inclusive, to be under the  
 42 new subtitle "Subtitle 5. Voluntary Cleanup Program"  
 43 Annotated Code of Maryland  
 44 (1996 Replacement Volume and 1996 Supplement)

45 BY adding to

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1 Article 83A - Department of Business and Economic Development  
2 Section 3-901 through 3-905, inclusive, to be under the new subtitle "Subtitle 9.  
3 Brownfields Revitalization Incentive Program"  
4 Annotated Code of Maryland  
5 (1995 Replacement Volume and 1996 Supplement)

6 BY adding to

7 Article - Tax - Property  
8 Section ~~9-109~~ 9-229 and 14-902  
9 Annotated Code of Maryland  
10 (1994 Replacement Volume and 1996 Supplement)

11 SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF  
12 MARYLAND, That the Laws of Maryland read as follows:

13 **Article - Environment**

14 4-401.

15 (i) (1) "Person responsible for the discharge" includes:

16 (i) The owner of the discharged oil;

17 (ii) The owner, operator, or person in charge of the oil storage facility,  
18 vessel, barge, or vehicle involved in the discharge at the time of or immediately before the  
19 discharge; and

20 (iii) Any other person who through act or omission causes the  
21 discharge.

22 (2) "Person responsible for the discharge" does not include:

23 (I) [a] A person who, without participating in the management of an  
24 underground oil storage tank, and who otherwise is not engaged in petroleum production,  
25 refining, or marketing, holds indicia of ownership in an underground oil storage tank  
26 primarily to protect its security interest in that underground oil storage tank if that  
27 person:

28 [(i)] 1. Has not foreclosed on its security interest in the underground  
29 oil storage tank; or

30 [(ii)] 2. Abandoned that underground oil storage tank under  
31 regulations of the Department within 180 days of acquiring the tank through foreclosure  
32 or other means;

33 (II) A HOLDER OF A MORTGAGE OR DEED OF TRUST WHO  
34 ACQUIRES TITLE TO A PROPERTY THAT IS SUBJECT TO A CORRECTIVE ACTION PLAN  
35 APPROVED BY THE DEPARTMENT UNDER THIS SUBTITLE PROVIDED THAT THE  
36 HOLDER COMPLIES WITH THE REQUIREMENTS, PROHIBITIONS, AND CONDITIONS OF  
37 THE PLAN;

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1 (III) SUBJECT TO PARAGRAPH (3) OF THIS SUBSECTION, A LENDER  
2 WHO EXTENDS CREDIT FOR THE PERFORMANCE OF REMOVAL OR REMEDIAL  
3 ACTIONS CONDUCTED IN ACCORDANCE WITH REQUIREMENTS IMPOSED UNDER  
4 THIS TITLE WHO:

5 1. HAS NOT CAUSED OR CONTRIBUTED TO A DISCHARGE OF  
6 OIL; AND

7 2. PREVIOUS TO EXTENDING THAT CREDIT, IS NOT A  
8 PERSON RESPONSIBLE FOR THE DISCHARGE AT THE SITE; OR

9 (IV) SUBJECT TO PARAGRAPH (3) OF THIS SUBSECTION, A LENDER  
10 WHO TAKES ACTION TO PROTECT OR PRESERVE A MORTGAGE OR DEED OF TRUST  
11 ON A SITE OR A SECURITY INTEREST IN PROPERTY LOCATED ON A SITE AT WHICH A  
12 DISCHARGE OF OIL HAS OCCURRED, BY STABILIZING, CONTAINING, REMOVING, OR  
13 PREVENTING THE DISCHARGE OF OIL IN A MANNER THAT DOES NOT CAUSE OR  
14 CONTRIBUTE TO A DISCHARGE OF OIL IF:

15 1. THE LENDER PROVIDES ADVANCE WRITTEN NOTICE OF  
16 ITS ACTIONS TO THE DEPARTMENT OR IN THE EVENT OF AN EMERGENCY IN WHICH  
17 ACTION IS REQUIRED WITHIN 2 HOURS, PROVIDES NOTICE BY TELEPHONE;

18 2. THE LENDER, PREVIOUS TO TAKING THE ACTION, IS NOT  
19 A PERSON RESPONSIBLE FOR THE DISCHARGE AT THE SITE; AND

20 3. THE ACTION DOES NOT VIOLATE A PROVISION OF THIS  
21 ARTICLE.

22 (3) A LENDER TAKING ACTION TO PROTECT OR PRESERVE A  
23 MORTGAGE OR DEED OF TRUST OR SECURITY INTEREST IN PROPERTY LOCATED ON  
24 A SITE, WHO CAUSES OR CONTRIBUTES TO A DISCHARGE OF OIL SHALL BE LIABLE  
25 SOLELY FOR COSTS INCURRED IN RESPONSE TO THE DISCHARGE WHICH THE  
26 LENDER CAUSED OR TO WHICH THE LENDER CONTRIBUTED UNLESS THE LENDER  
27 WAS A PERSON RESPONSIBLE FOR THE DISCHARGE BEFORE ACQUIRING A  
28 MORTGAGE, DEED OF TRUST, OR SECURITY INTEREST IN THE SITE OR PROPERTY  
29 LOCATED ON THE SITE.

30 (L) "LENDER" MEANS A PERSON WHO IS:

31 (1) A HOLDER OF A MORTGAGE OR DEED OF TRUST ON A SITE OR A  
32 SECURITY INTEREST IN PROPERTY LOCATED ON A SITE; OR

33 (2) A HOLDER OF A MORTGAGE OR DEED OF TRUST WHO ACQUIRES  
34 TITLE THROUGH FORECLOSURE OR DEED IN LIEU OF FORECLOSURE.

35 7-201.

36 (N-1) "LENDER" MEANS A PERSON WHO IS:

37 (1) A HOLDER OF A MORTGAGE OR DEED OF TRUST ON A SITE OR A  
38 SECURITY INTEREST IN PROPERTY LOCATED ON A SITE; OR

39 (2) A HOLDER OF A MORTGAGE OR DEED OF TRUST WHO ACQUIRES  
40 TITLE THROUGH FORECLOSURE OR DEED IN LIEU OF FORECLOSURE.

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1 (x) (1) "Responsible person" means any person who:

2 (i) Is the owner or operator of a vehicle or a site containing a  
3 hazardous substance;

4 (ii) At the time of disposal of any hazardous substance, was the owner  
5 or operator of any site at which the hazardous substance was disposed;

6 (iii) By contract, agreement, or otherwise, arranged for disposal or  
7 treatment, or arranged with a transporter for transport for disposal or treatment, of a  
8 hazardous substance owned or possessed by such person, by any other party or entity, at  
9 any site owned or operated by another party or entity and containing such hazardous  
10 substances; or

11 (iv) Accepts or accepted any hazardous substance for transport to a  
12 disposal or treatment facility or any sites selected by the person.

13 (2) "Responsible person" does not include:

14 (i) A person who can establish by a preponderance of the evidence  
15 that at the time the person acquired an interest in a site containing a hazardous substance  
16 the person did not know and had no reason to know that any hazardous substance which  
17 is the subject of the release or threatened release was disposed of on, in, or at the site;  
18 however, any person claiming an exemption from liability under this subparagraph must  
19 establish that the person had no reason to know, in accordance with § 101(35)(B) of the  
20 federal act, and that the person satisfied the requirements of § 107(b)(3)(a) of the federal  
21 act;

22 (ii) A person who acquired a property containing a hazardous  
23 substance by inheritance or bequest at the death of the transferor;

24 (iii) A person who, without participating in the day-to-day  
25 management of a site containing a hazardous substance, holds indicia of ownership in the  
26 site or in property located on the site primarily to protect a valid and enforceable lien  
27 unless that person directly causes the discharge of a hazardous substance on or from the  
28 site;

29 (iv) A holder of a mortgage or deed of trust on a site containing a  
30 hazardous substance or a holder of a security interest in property located on the site who  
31 does not participate in the day-to-day management of the site unless that holder directly  
32 causes the discharge of a hazardous substance on or from the site;

33 (v) A fiduciary who has legal title to a site containing a hazardous  
34 substance or to property located on the site containing a hazardous substance for purpose  
35 of administering an estate or trust of which the site or property located on the site is a  
36 part unless the fiduciary:

37 1. Participates in the day-to-day management of the site or  
38 property; or

39 2. Directly causes the discharge of a hazardous substance on or  
40 from the site;

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1 (vi) A holder of a mortgage or deed of trust who acquires title to a site  
2 containing a hazardous substance through foreclosure or deed in lieu of foreclosure who:

3 1. Does not participate in the day-to-day management of the  
4 site; and

5 2. Does not directly cause the discharge of a hazardous  
6 substance on or from the site; [or]

7 (vii) Except in the case of gross negligence or willful misconduct, an  
8 owner or operator who is:

9 1. A state, county, or municipal government;

10 2. Any other political subdivision of the State; or

11 3. Any unit of a state, county, or municipal government or any  
12 other political subdivision;

13 (VIII) A HOLDER OF A MORTGAGE OR DEED OF TRUST WHO  
14 ACQUIRES TITLE TO AN ELIGIBLE PROPERTY AS DEFINED IN SUBTITLE 5 OF THIS  
15 TITLE SUBJECT TO A WRITTEN AGREEMENT IN ACCORDANCE WITH SUBTITLE 5 OF  
16 THIS TITLE PROVIDED THAT THE HOLDER COMPLIES WITH THE REQUIREMENTS,  
17 PROHIBITIONS, AND CONDITIONS OF THE AGREEMENT;

18 (IX) SUBJECT TO PARAGRAPH (3) OF THIS SUBSECTION, A LENDER  
19 WHO EXTENDS CREDIT FOR THE PERFORMANCE OF REMOVAL OR REMEDIAL  
20 ACTIONS CONDUCTED IN ACCORDANCE WITH REQUIREMENTS IMPOSED UNDER  
21 THIS TITLE WHO:

22 1. HAS NOT CAUSED OR CONTRIBUTED TO A RELEASE OF  
23 HAZARDOUS SUBSTANCES; AND

24 2. PREVIOUS TO EXTENDING THAT CREDIT, IS NOT A  
25 RESPONSIBLE PERSON AT THE SITE;

26 (X) SUBJECT TO PARAGRAPH (3) OF THIS SUBSECTION, A LENDER  
27 WHO TAKES ACTION TO PROTECT OR PRESERVE A MORTGAGE OR DEED OF TRUST  
28 ON A SITE OR A SECURITY INTEREST IN PROPERTY LOCATED ON A SITE AT WHICH A  
29 RELEASE OR THREATENED RELEASE OF A HAZARDOUS SUBSTANCE HAS  
30 OCCURRED, BY STABILIZING, CONTAINING, REMOVING, OR PREVENTING THE  
31 RELEASE OF A HAZARDOUS SUBSTANCE IN A MANNER THAT DOES NOT CAUSE OR  
32 CONTRIBUTE TO A RELEASE OR SIGNIFICANTLY INCREASE THE THREAT OF  
33 RELEASE OF A HAZARDOUS SUBSTANCE AT THE SITE IF:

34 1. THE LENDER PROVIDES ADVANCE WRITTEN NOTICE OF  
35 ITS ACTIONS TO THE DEPARTMENT OR IN THE EVENT OF AN EMERGENCY IN WHICH  
36 ACTION IS REQUIRED WITHIN 2 HOURS, PROVIDES NOTICE BY TELEPHONE;

37 2. THE LENDER, PREVIOUS TO TAKING THE ACTION, IS NOT  
38 A RESPONSIBLE PERSON FOR THE SITE; AND

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1 3. THE ACTION TAKEN DOES NOT VIOLATE A PROVISION OF  
2 THIS ARTICLE; OR

3 (XI) A PERSON WHO RECEIVES A RESPONSE ACTION PLAN  
4 APPROVAL LETTER AS AN INCULPABLE PERSON OR THE PERSON'S SUCCESSOR IN  
5 TITLE WHO IS ALSO AN INCULPABLE PERSON UNDER SUBTITLE 5 OF THIS TITLE AND  
6 WHO DOES NOT CAUSE OR CONTRIBUTE TO NEW CONTAMINATION OR EXACERBATE  
7 EXISTING CONTAMINATION AS PROVIDED IN §§ 7-505 AND 7-514 OF THIS TITLE.

8 (3) A LENDER TAKING ACTION TO PROTECT OR PRESERVE A  
9 MORTGAGE OR DEED OF TRUST OR SECURITY INTEREST IN A PROPERTY LOCATED  
10 ON A SITE, WHO CAUSES OR CONTRIBUTES TO A RELEASE OF A HAZARDOUS  
11 SUBSTANCE SHALL BE LIABLE SOLELY FOR COSTS INCURRED AS A RESULT OF THE  
12 RELEASE WHICH THE LENDER CAUSED OR TO WHICH THE LENDER CONTRIBUTED  
13 UNLESS THE LENDER WAS A RESPONSIBLE PERSON PRIOR TO TAKING THE ACTION.

14 [(3)] (4) (i) Paragraph (2)(i) of this subsection does not affect the  
15 liability of a previous owner or previous operator of a site containing a hazardous  
16 substance if the previous owner or previous operator is a responsible person under  
17 paragraph (1)(ii) of this subsection.

18 (ii) Notwithstanding paragraph (2)(i) of this subsection, a person shall  
19 be treated as a responsible person if the person:

20 1. Obtained actual knowledge of the release or threatened  
21 release of a hazardous substance at a site when the person owned the real property; and

22 2. Transferred ownership of the property after June 30, 1991  
23 without disclosing this knowledge to the transferee.

24 (iii) Nothing in paragraph (2)(i) of this subsection shall affect the  
25 liability under this subtitle of a person who, by any act or omission, caused or contributed  
26 to the release or threatened release of a hazardous substance at a site which is the subject  
27 of the action relating to the site if at the time of the act or omission the person knew or  
28 had reason to know that the act or omission would cause or contribute to the release or  
29 threatened release of a hazardous substance.

30 [(4)] (5) Notwithstanding paragraph (2)(ii) of this subsection, a person shall  
31 be treated as a responsible person if the person:

32 (i) Knew or had reason to know of the release or threatened release  
33 of a hazardous substance at the site; and

34 (ii) Transferred ownership of the property after June 30, 1991 without  
35 disclosing this knowledge to the transferee.

36 [(5)] (6) (i) For purposes of paragraph (2)(iii), (iv), (v), and (vi) of this  
37 subsection, "management" means directing or controlling operations, production or  
38 treatment of a hazardous substance, storage or disposal of a hazardous substance, or  
39 remediation of a hazardous substance release.

40 (ii) "Management" does not include rendering advice on financial  
41 matters, rendering financial assistance, or actions taken to protect or secure the site or

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1 property located on the site if the advice, assistance, or actions do not involve the  
2 treatment, storage, or disposal of a hazardous substance or remediation of a hazardous  
3 substance release.

4 SUBTITLE 5. VOLUNTARY CLEANUP PROGRAM.

5 7-501. DEFINITIONS.

6 (A) IN THIS SUBTITLE THE FOLLOWING WORDS HAVE THE MEANINGS  
7 INDICATED.

8 (B) (1) "ACTIVE ENFORCEMENT" MEANS AFTER THE DEPARTMENT HAS  
9 ISSUED A NOTICE OF VIOLATION, ORDER, CONSENT ORDER, OR OTHER  
10 ENFORCEMENT ACTION OF THE DEPARTMENT AND UNTIL COMPLETION OF  
11 ACTIVITIES REQUIRED BY THAT ACTION.

12 (2) FOR PURPOSES OF PARAGRAPH (1) OF THIS SUBSECTION, "OTHER  
13 ENFORCEMENT ACTION" DOES NOT INCLUDE A SITE COMPLAINT.

14 (C) "APPLICANT" MEANS A PERSON WHO APPLIES TO PARTICIPATE IN THE  
15 VOLUNTARY CLEANUP PROGRAM.

16 (D) "BACKGROUND LEVEL" MEANS THE LEVEL OF A SUBSTANCE OCCURRING  
17 NATURALLY AT THE SITE PRIOR TO ANY MANMADE SPILL OR RELEASE.

18 (E) "CONTAMINATION" MEANS A RELEASE, DISCHARGE, OR THREATENED  
19 RELEASE OF A CONTROLLED HAZARDOUS SUBSTANCE, AS DEFINED IN § 7-201 OF  
20 THIS TITLE.

21 (F) "ELIGIBLE APPLICANT" MEANS:

22 (1) A RESPONSIBLE PERSON WHO HAS NOT KNOWINGLY OR WILLFULLY  
23 VIOLATED ANY LAW OR REGULATION CONCERNING CONTROLLED HAZARDOUS  
24 SUBSTANCES; OR

25 (2) AN INculpABLE PERSON.

26 (G) (1) "ELIGIBLE PROPERTY" MEANS PROPERTY THAT IS CONTAMINATED  
27 OR PERCEIVED TO BE CONTAMINATED.

28 (2) "ELIGIBLE PROPERTY" DOES NOT INCLUDE PROPERTY THAT IS:

29 (I) ON THE NATIONAL PRIORITIES LIST UNDER § 105 OF THE  
30 FEDERAL ACT;

31 (II) UNDER ACTIVE ENFORCEMENT; OR

32 (III) SUBJECT TO A CONTROLLED HAZARDOUS SUBSTANCES  
33 PERMIT ISSUED IN ACCORDANCE WITH TITLE 7 OF THIS ARTICLE.

34 (3) "ELIGIBLE PROPERTY" INCLUDES SITES LISTED ON THE  
35 COMPREHENSIVE ENVIRONMENTAL RESPONSE, COMPENSATION, AND LIABILITY  
36 INFORMATION SYSTEM.

9

1 (H) "FEDERAL ACT" HAS THE MEANING STATED IN § 7-201(K) OF THIS TITLE.

2 (I) "IMMINENT AND SUBSTANTIAL ENDANGERMENT" MEANS A RELEASE OR  
3 THREATENED RELEASE OF A HAZARDOUS SUBSTANCE THAT MAY POSE A RISK OF  
4 SIGNIFICANT HARM TO THE PUBLIC HEALTH OR THE ENVIRONMENT AT SOME  
5 FORESEEABLE TIME IN THE FUTURE AND IS NOT LIMITED TO AN EMERGENCY  
6 SITUATION.

7 (J) (1) "INCUPLABLE PERSON" MEANS A PERSON WHO:

8 (I) HAS NO PRIOR OR CURRENT OWNERSHIP INTEREST IN AN  
9 ELIGIBLE PROPERTY AT THE TIME OF APPLICATION TO PARTICIPATE IN THE  
10 VOLUNTARY CLEANUP PROGRAM; AND

11 (II) HAS NOT CAUSED OR CONTRIBUTED TO CONTAMINATION AT  
12 THE ELIGIBLE PROPERTY AT THE TIME OF APPLICATION TO PARTICIPATE IN THE  
13 VOLUNTARY CLEANUP PROGRAM.

14 (2) "INCUPLABLE PERSON" INCLUDES A SUCCESSOR IN INTEREST IN AN  
15 ELIGIBLE PROPERTY ACQUIRED FROM AN INCUPLABLE PERSON, AS DEFINED IN  
16 PARAGRAPH (1) OF THIS SUBSECTION, IF THE SUCCESSOR IN INTEREST DOES NOT  
17 HAVE A PRIOR OWNERSHIP INTEREST IN THE ELIGIBLE PROPERTY AND, OTHER  
18 THAN BY VIRTUE OF OWNERSHIP OF THE ELIGIBLE PROPERTY, IS NOT OTHERWISE A  
19 RESPONSIBLE PERSON AT THE ELIGIBLE PROPERTY.

20 (K) "PARTICIPANT" MEANS AN APPLICANT ACCEPTED INTO THE VOLUNTARY  
21 CLEANUP PROGRAM.

22 (L) "PREVIOUSLY UNDISCOVERED CONTAMINATION" MEANS  
23 CONTAMINATION AT AN ELIGIBLE PROPERTY WHICH WAS NOT IDENTIFIED OR  
24 ADDRESSED IN A NOTICE OF NO FURTHER REQUIREMENTS OR RESPONSE ACTION  
25 PLAN.

26 (M) "PROGRAM" MEANS THE VOLUNTARY CLEANUP PROGRAM ESTABLISHED  
27 UNDER THIS SUBTITLE.

28 (N) "RESPONSIBLE PERSON" HAS THE MEANING STATED IN § 7-201(X) OF THIS  
29 TITLE.

30 7-502. AUTHORITY OF DEPARTMENT.

31 (A) IN ADDITION TO THE POWERS SET FORTH ELSEWHERE IN THIS ARTICLE,  
32 THE DEPARTMENT MAY:

33 (1) ACCEPT AND ADMINISTER LOANS AND GRANTS FROM THE FEDERAL  
34 GOVERNMENT AND OTHER SOURCES, PUBLIC OR PRIVATE, TO CARRY OUT ANY OF  
35 ITS FUNCTIONS UNDER THIS SUBTITLE; AND

36 (2) ADOPT REGULATIONS TO IMPLEMENT THE PROVISIONS OF THIS  
37 SUBTITLE.

38 (B) TO IMPLEMENT THE REQUIREMENTS OF THIS SUBTITLE, THE  
39 DEPARTMENT SHALL DEVELOP AND USE STANDARDIZED APPLICATIONS,  
40 CERTIFICATES OF COMPLETION, AND OTHER FORMS.

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1 7-503. VOLUNTARY CLEANUP PROGRAM.

2 (A) THERE IS A VOLUNTARY CLEANUP PROGRAM IN THE DEPARTMENT.

3 (B) THE PURPOSE OF THE VOLUNTARY CLEANUP PROGRAM IS TO:

4 (1) ENCOURAGE THE INVESTIGATION OF ELIGIBLE PROPERTIES WITH  
5 KNOWN OR PERCEIVED CONTAMINATION;

6 (2) PROTECT PUBLIC HEALTH AND THE ENVIRONMENT WHERE  
7 CLEANUP PROJECTS ARE BEING PERFORMED OR NEED TO BE PERFORMED;

8 (3) ACCELERATE CLEANUP OF ELIGIBLE PROPERTIES; AND

9 (4) PROVIDE PREDICTABILITY AND FINALITY TO THE CLEANUP OF  
10 ELIGIBLE PROPERTIES.

11 7-504. VOLUNTARY CLEANUP FUND.

12 (A) (1) THERE IS A VOLUNTARY CLEANUP FUND ESTABLISHED AS A  
13 NONLAPSING, REVOLVING SPECIAL FUND.

14 (2) MONEYS CREDITED AND ANY INTEREST ACCRUED TO THE FUND:

15 (I) SHALL REMAIN AVAILABLE UNTIL EXPENDED; AND

16 (II) MAY NOT BE REVERTED TO THE GENERAL FUND UNDER ANY  
17 OTHER PROVISION OF LAW.

18 (B) ALL APPLICATION FEES AND OTHER MONEYS COLLECTED BY THE  
19 DEPARTMENT UNDER THIS SUBTITLE FROM APPLICANTS IN THE PROGRAM SHALL  
20 BE PAID TO THE VOLUNTARY CLEANUP FUND.

21 (C) MONEYS APPROPRIATED, GRANTED, LOANED, OR OTHERWISE PROVIDED  
22 TO THE DEPARTMENT FOR THE SUPPORT OF THE PROGRAM SHALL BE PAID TO THE  
23 VOLUNTARY CLEANUP FUND.

24 (D) THE DEPARTMENT MAY USE:

25 (1) THE APPLICATION FEES IN THE VOLUNTARY CLEANUP FUND FOR  
26 ACTIVITIES RELATED TO THE REVIEW OF PROPOSED VOLUNTARY CLEANUP  
27 PROJECTS AND THE DIRECT ADMINISTRATIVE OVERSIGHT OF VOLUNTARY  
28 CLEANUP PROJECTS, INCLUDING COST RECOVERY AND PROGRAM DEVELOPMENT;  
29 AND

30 (2) ANY MONEYS, OTHER THAN APPLICATION FEES, IN THE  
31 VOLUNTARY CLEANUP FUND FOR ANY ACTIVITIES RELATING TO THE VOLUNTARY  
32 CLEANUP PROGRAM.

33 7-505. LIABILITY OF INCULPABLE PERSON.

34 (A) IF THE DEPARTMENT APPROVES AN APPLICANT'S STATUS AS AN  
35 INCULPABLE PERSON UNDER § 7-506(B)(1)(I)1 OF THIS SUBTITLE, THE PARTICIPANT'S  
36 STATUS AS AN INCULPABLE PERSON CONTINUES UPON ACQUIRING AN INTEREST IN  
37 THE ELIGIBLE PROPERTY.

11

1 (B) EXCEPT AS PROVIDED IN SUBSECTION (C) OF THIS SECTION, AN  
2 INCULPABLE PERSON IS NOT LIABLE FOR EXISTING CONTAMINATION AT THE  
3 ELIGIBLE PROPERTY.

4 (C) AN INCULPABLE PERSON SHALL BE LIABLE FOR:

5 (1) NEW CONTAMINATION THAT THE PERSON CAUSES OR  
6 CONTRIBUTES TO AT THE ELIGIBLE PROPERTY; AND

7 (2) EXACERBATION OF EXISTING CONTAMINATION AT THE ELIGIBLE  
8 PROPERTY.

9 7-506. APPLICATION REQUIREMENTS.

10 (A) TO PARTICIPATE IN THE PROGRAM, AN APPLICANT SHALL:

11 (1) SUBMIT AN APPLICATION, ON A FORM PROVIDED BY THE  
12 DEPARTMENT, THAT INCLUDES:

13 (I) INFORMATION DEMONSTRATING TO THE SATISFACTION OF  
14 THE DEPARTMENT THAT THE CONTAMINATION DID NOT RESULT FROM THE  
15 APPLICANT KNOWINGLY OR WILLFULLY VIOLATING ANY LAW OR REGULATION  
16 CONCERNING CONTROLLED HAZARDOUS SUBSTANCES;

17 (II) INFORMATION DEMONSTRATING THE PERSON'S STATUS AS A  
18 RESPONSIBLE PERSON OR AN INCULPABLE PERSON;

19 (III) INFORMATION DEMONSTRATING THAT THE PROPERTY IS AN  
20 ELIGIBLE PROPERTY AS DEFINED IN § 7-501 OF THIS SUBTITLE;

21 (IV) A DETAILED REPORT WITH ALL AVAILABLE RELEVANT  
22 INFORMATION ON ENVIRONMENTAL CONDITIONS INCLUDING CONTAMINATION AT  
23 THE ELIGIBLE PROPERTY KNOWN TO THE APPLICANT AT THE TIME OF THE  
24 APPLICATION;

25 (V) AN ENVIRONMENTAL SITE ASSESSMENT THAT INCLUDES  
26 ESTABLISHED PHASE I AND PHASE II SITE ASSESSMENT STANDARDS AND FOLLOWS  
27 PRINCIPLES ESTABLISHED BY THE AMERICAN SOCIETY FOR TESTING AND  
28 MATERIALS AND THAT DEMONSTRATES TO THE SATISFACTION OF THE  
29 DEPARTMENT THAT THE ASSESSMENT HAS ADEQUATELY INVESTIGATED ALL  
30 POTENTIAL SOURCES AND AREAS OF CONTAMINATION; AND

31 (VI) A DESCRIPTION, IN SUMMARY FORM, OF A PROPOSED  
32 VOLUNTARY CLEANUP PROJECT THAT INCLUDES THE PROPOSED CLEANUP  
33 CRITERIA UNDER § 7-508 OF THIS SUBTITLE AND THE PROPOSED FUTURE USE OF  
34 THE PROPERTY, IF APPROPRIATE; AND

35 (2) PAY TO THE DEPARTMENT AN APPLICATION FEE OF \$6,000.

36 (B) (1) (I) THE DEPARTMENT SHALL NOTIFY THE APPLICANT IN  
37 WRITING, WITHIN 60 DAYS AFTER RECEIPT OF THE APPLICATION, WHETHER:

38 1. THE APPLICATION, INCLUDING THE APPLICANT'S STATUS  
39 AS A RESPONSIBLE PERSON OR AN INCULPABLE PERSON, IS APPROVED;

12

1                                   2. THE APPLICATION IS DENIED; OR

2                                   3. THE DEPARTMENT HAS NO FURTHER REQUIREMENTS  
3 RELATED TO THE INVESTIGATION OF CONTROLLED HAZARDOUS SUBSTANCES AT  
4 THE ELIGIBLE PROPERTY AS PROVIDED IN PARAGRAPH (3) OF THIS SUBSECTION.

5                                   (II) IF THE DEPARTMENT DENIES THE APPLICATION, THE  
6 DEPARTMENT SHALL PROVIDE TO THE APPLICANT THE REASONS FOR ITS DECISION  
7 IN WRITING.

8                                   (2) (I) AN APPLICANT MAY RESUBMIT AN APPLICATION WITHIN 60  
9 DAYS AFTER RECEIPT OF NOTICE OF THE DEPARTMENT'S DECISION TO DENY THE  
10 INITIAL APPLICATION.

11                                  (II) THE DEPARTMENT SHALL APPROVE OR DENY A RESUBMITTED  
12 APPLICATION WITHIN 30 DAYS AFTER RECEIPT.

13                                  (3) IF THE DEPARTMENT NOTIFIES THE APPLICANT THAT THE  
14 DEPARTMENT HAS NO FURTHER REQUIREMENTS AT THE ELIGIBLE PROPERTY IN  
15 ACCORDANCE WITH PARAGRAPH (1)(I)3 OF THIS SUBSECTION, THE DEPARTMENT  
16 SHALL INCLUDE A STATEMENT THAT THIS NOTICE DOES NOT:

17                                  (I) SUBJECT TO THE PROVISIONS OF § 7-505 OF THIS SUBTITLE,  
18 PREVENT THE DEPARTMENT FROM TAKING ACTION AGAINST ANY PERSON TO  
19 PREVENT OR ABATE AN IMMINENT AND SUBSTANTIAL ENDANGERMENT TO THE  
20 PUBLIC HEALTH OR THE ENVIRONMENT AT THE ELIGIBLE PROPERTY;

21                                  (II) REMAIN IN EFFECT IF THE NOTICE OF NO FURTHER  
22 REQUIREMENTS IS OBTAINED THROUGH FRAUD OR A MATERIAL  
23 MISREPRESENTATION;

24                                  (III) AFFECT THE AUTHORITY OF THE DEPARTMENT TO TAKE ANY  
25 ACTION AGAINST A RESPONSIBLE PERSON CONCERNING PREVIOUSLY  
26 UNDISCOVERED CONTAMINATION AT AN ELIGIBLE PROPERTY AFTER A NO  
27 FURTHER REQUIREMENTS NOTICE HAS BEEN ISSUED BY THE DEPARTMENT; OR

28                                  (IV) AFFECT THE AUTHORITY OF THE DEPARTMENT TO REQUIRE  
29 ADDITIONAL CLEANUP FOR FUTURE ACTIVITIES AT THE SITE THAT RESULT IN  
30 CONTAMINATION BY HAZARDOUS SUBSTANCES.

31                                  (C) (1) THE DEPARTMENT SHALL DENY AN APPLICATION IF:

32                                   (I) THE APPLICANT IS NOT AN ELIGIBLE APPLICANT;

33                                   (II) THE PROPERTY IS NOT AN ELIGIBLE PROPERTY; OR

34                                   (III) THE PROPERTY WAS INITIALLY CONTAMINATED BY A  
35 RELEASE OF HAZARDOUS SUBSTANCES AFTER OCTOBER 1, 1997 UNLESS:

36                                   1. THE PROPERTY IS ACQUIRED BY AN INCULPABLE  
37 PERSON; OR

38                                   2. THE CONTAMINATION WAS CAUSED BY AN ACT OF GOD.

13

1 (2) FOR THE PURPOSES OF PARAGRAPH (1) (III) OF THIS SUBSECTION,  
2 ANY PROPERTY IDENTIFIED IN THE COMPREHENSIVE ENVIRONMENTAL RESPONSE,  
3 COMPENSATION AND LIABILITY INFORMATION SYSTEM IN ACCORDANCE WITH THE  
4 FEDERAL ACT AS OF OCTOBER 1, 1997 IS PRESUMED TO HAVE BEEN INITIALLY  
5 CONTAMINATED ON OR BEFORE OCTOBER 1, 1997.

6 (D) (1) IF THE DIRECT COSTS OF REVIEW OF THE APPLICATION AND  
7 ADMINISTRATION AND OVERSIGHT OF THE RESPONSE ACTION PLAN EXCEED \$6,000,  
8 THE DEPARTMENT SHALL REQUIRE AN APPLICANT OR PARTICIPANT TO PAY TO THE  
9 DEPARTMENT THE ADDITIONAL COSTS INCURRED BY THE DEPARTMENT.

10 (2) IF THE DIRECT COSTS OF REVIEW OF THE APPLICATION AND  
11 ADMINISTRATION AND OVERSIGHT OF THE RESPONSE ACTION PLAN ARE LESS  
12 THAN \$6,000, THE DEPARTMENT SHALL REFUND TO THE APPLICANT OR  
13 PARTICIPANT THE DIFFERENCE BETWEEN THE COSTS INCURRED AND THE  
14 APPLICATION FEE.

15 (E) (1) WITHIN 30 DAYS AFTER RECEIVING NOTIFICATION OF APPROVAL OF  
16 AN APPLICATION, A PARTICIPANT SHALL INFORM THE DEPARTMENT IN WRITING  
17 WHETHER THE PARTICIPANT INTENDS TO PROCEED OR WITHDRAW FROM THE  
18 PROGRAM.

19 (2) IF A PARTICIPANT DOES NOT NOTIFY THE DEPARTMENT OF THE  
20 PARTICIPANT'S INTENT TO PROCEED OR WITHDRAW IN ACCORDANCE WITH  
21 PARAGRAPH (1) OF THIS SUBSECTION, THE APPLICATION WILL BE DEEMED TO BE  
22 WITHDRAWN.

23 7-507. REQUEST FOR DETERMINATION OF BROWNFIELDS REVITALIZATION  
24 INCENTIVE ELIGIBILITY.

25 WHEN AN APPLICANT SUBMITS AN APPLICATION UNDER § 7-506 OF THIS  
26 SUBTITLE, THE APPLICANT ALSO MAY SUBMIT A REQUEST TO THE DEPARTMENT OF  
27 BUSINESS AND ECONOMIC DEVELOPMENT TO DETERMINE THE APPLICANT'S  
28 ELIGIBILITY TO QUALIFY FOR FINANCIAL INCENTIVES FOR THE REDEVELOPMENT  
29 OF A BROWNFIELDS SITE IN ACCORDANCE WITH ARTICLE 83A, TITLE 3, SUBTITLE 9  
30 OF THE CODE.

31 7-508. REQUIREMENTS OF RESPONSE ACTION PLAN.

32 (A) AFTER THE DEPARTMENT APPROVES AN APPLICATION IN ACCORDANCE  
33 WITH § 7-506 OF THIS SUBTITLE, THE PARTICIPANT SHALL DEVELOP A RESPONSE  
34 ACTION PLAN THAT INCLUDES:

35 (1) A PLAN FOR ALL WORK NECESSARY TO PERFORM THE PROPOSED  
36 RESPONSE ACTION PLAN, INCLUDING LONG-TERM MONITORING AND  
37 MAINTENANCE OF THE SITE, IF NECESSARY;

38 (2) A DEMONSTRATION TO THE SATISFACTION OF THE DEPARTMENT  
39 THAT THE PROPOSED RESPONSE ACTION PLAN:

40 (I) WILL ACHIEVE THE APPROPRIATE CRITERIA UNDER  
41 SUBSECTION (B) OF THIS SECTION; AND

14

1 (II) WILL PROTECT PUBLIC HEALTH AND THE ENVIRONMENT  
2 ~~ONCE-COMPLETED;~~

3 (3) A CERTIFIED WRITTEN STATEMENT THAT THE PROPERTY MEETS  
4 ALL APPLICABLE COUNTY AND MUNICIPAL ZONING REQUIREMENTS; AND

5 (4) ANY OTHER INFORMATION RELATED TO THE PROPOSED RESPONSE  
6 ACTION PLAN THAT THE DEPARTMENT MAY REASONABLY REQUIRE TO DETERMINE  
7 THAT THE PLAN MEETS THE REQUIREMENTS OF THIS SUBTITLE.

8 (B) A PARTICIPANT SHALL SELECT ONE OR MORE OF THE FOLLOWING  
9 CRITERIA THAT PROTECTS PUBLIC HEALTH AND THE ENVIRONMENT, AS MAY BE  
10 APPROPRIATE WHEN PROPOSING A RESPONSE ACTION PLAN:

11 (1) UNIFORM NUMERIC RISK-BASED STANDARDS;

12 (2) MEASURABLE STANDARDS BASED ON SITE-SPECIFIC RISK  
13 ASSESSMENTS;

14 (3) BACKGROUND LEVELS;

15 (4) FEDERAL OR STATE SOIL STANDARDS OR WATER QUALITY  
16 STANDARDS;

17 (5) STANDARDS BASED ON FEDERAL OR STATE MAXIMUM  
18 CONTAMINANT LEVELS (MCLS); OR

19 (6) ANY OTHER FEDERAL OR STATE STANDARDS.

20 (C) THE RESPONSE ACTION PLAN SHALL:

21 (1) ENUMERATE THE RESPONSIBILITIES AND DUTIES OF THE  
22 DEPARTMENT AND THE PARTICIPANT;

23 (2) INCLUDE A SCHEDULE FOR THE IMPLEMENTATION AND  
24 COMPLETION OF THE RESPONSE ACTION PLAN;

25 (3) INCLUDE A WRITTEN AGREEMENT THAT IF THE RESPONSE ACTION  
26 PLAN IS APPROVED, THE PARTICIPANT AGREES, SUBJECT TO THE WITHDRAWAL  
27 PROVISIONS SET FORTH IN § 7-512 OF THIS SUBTITLE, TO COMPLY WITH THE  
28 PROVISIONS OF THE PLAN; AND

29 (4) INCLUDE A PROPOSAL FOR THE FILING OF A PERFORMANCE BOND  
30 OR OTHER SECURITY IN ACCORDANCE WITH THE REQUIREMENTS OF SUBSECTION  
31 (D) OF THIS SECTION.

32 (D) (1) A PARTICIPANT SHALL FILE A PERFORMANCE BOND OR OTHER  
33 SECURITY WITH THE DEPARTMENT WITHIN 10 DAYS AFTER RECEIVING THE  
34 DEPARTMENT'S APPROVAL OF A RESPONSE ACTION PLAN AND BEFORE THE  
35 PARTICIPANT MAY PERFORM ANY WORK ON THE SITE.

36 (2) (I) THE PERFORMANCE BOND REQUIRED UNDER PARAGRAPH (1)  
37 OF THIS SUBSECTION SHALL BE IN AN AMOUNT DETERMINED BY THE DEPARTMENT

15

1 TO BE NECESSARY TO SECURE AND STABILIZE THE SITE ~~BASED ON THE EXTENT OF~~  
2 ~~CONTAMINATION AT THE SITE IF THE RESPONSE ACTION PLAN IS NOT COMPLETED.~~

3 (II) THE MARKET VALUE OF OTHER SECURITY DEPOSITED UNDER  
4 THIS SECTION MAY NOT BE LESS THAN THE AMOUNT SPECIFIED IN SUBPARAGRAPH  
5 (I) OF THIS PARAGRAPH.

6 (3) THE OBLIGATION OF THE BOND FILED UNDER THIS SECTION SHALL  
7 BE VOID UPON THE ISSUANCE OF A CERTIFICATE OF COMPLETION TO THE  
8 PARTICIPANT OR, IF THE PARTICIPANT WITHDRAWS FROM THE PROGRAM, 16  
9 MONTHS AFTER THE DATE OF WITHDRAWAL.

10 (4) THE OBLIGATION OF THE PARTICIPANT UNDER THE BOND OR  
11 OTHER SECURITY SHALL BECOME DUE AND PAYABLE UPON NOTIFICATION BY THE  
12 DEPARTMENT THAT ACTIONS MUST BE TAKEN TO FULFILL THE REQUIREMENTS OF  
13 § 7-512 OF THIS SUBTITLE TO THE EXTENT THE REQUIREMENTS OF § 7-512 OF THIS  
14 SUBTITLE APPLY TO THE PARTICIPANT.

15 (E) (1) THE DEPARTMENT MAY ADOPT UNIFORM NUMERIC RISK-BASED  
16 STANDARDS BY REGULATION BASED ON RESIDENTIAL AND INDUSTRIAL USES  
17 UNDER SUBSECTION (B) OF THIS SECTION.

18 (2) THE DEPARTMENT SHALL REVIEW UNIFORM NUMERIC RISK-BASED  
19 STANDARDS EVERY 4 YEARS AND MAY REVISE THE STANDARDS.

20 (F) THIS SECTION MAY NOT BE CONSTRUED TO ELIMINATE OR OTHERWISE  
21 AFFECT ANY OTHER PROVISION OF LAW REQUIRING A PERSON TO REPORT A  
22 RELEASE OR A THREAT OF A RELEASE OF A CONTROLLED HAZARDOUS SUBSTANCE  
23 ~~ON A SITE.~~

24 7-509. PUBLIC PARTICIPATION.

25 (A) UPON SUBMISSION OF A PROPOSED RESPONSE ACTION PLAN, THE  
26 PARTICIPANT:

27 (1) SHALL PUBLISH A NOTICE OF A PROPOSED RESPONSE ACTION PLAN  
28 ONCE A WEEK FOR 2 CONSECUTIVE WEEKS IN A DAILY OR WEEKLY NEWSPAPER OF  
29 GENERAL CIRCULATION IN THE GEOGRAPHICAL AREA IN WHICH THE ELIGIBLE  
30 PROPERTY IS LOCATED THAT SHALL INCLUDE:

31 (I) A SUMMARY OF THE PROPOSED RESPONSE ACTION PLAN;

32 (II) THE NAME AND ADDRESS OF THE PARTICIPANT AND ELIGIBLE  
33 PROPERTY;

34 (III) THE NAME, ADDRESS, AND TELEPHONE NUMBER OF THE  
35 OFFICE WITHIN THE DEPARTMENT FROM WHICH INFORMATION ABOUT THE  
36 PROPOSED RESPONSE ACTION PLAN MAY BE OBTAINED;

37 (IV) AN ADDRESS TO WHICH PERSONS MAY SUBMIT WRITTEN  
38 COMMENTS ABOUT THE PROPOSED RESPONSE ACTION PLAN OR REQUEST A PUBLIC  
39 INFORMATIONAL MEETING; AND

16

1 (V) A DEADLINE FOR THE CLOSE OF THE PUBLIC COMMENT  
2 PERIOD BY WHICH WRITTEN COMMENTS OR REQUESTS FOR A PUBLIC  
3 INFORMATIONAL MEETING MUST BE RECEIVED BY THE DEPARTMENT; AND

4 (2) SHALL POST AT THE ELIGIBLE PROPERTY A NOTICE OF INTENT TO  
5 CONDUCT A RESPONSE ACTION PLAN AT THAT PROPERTY.

6 (B) THE DEPARTMENT SHALL RECEIVE WRITTEN COMMENTS FROM THE  
7 PUBLIC FOR 30 DAYS AFTER PUBLICATION AND POSTING REQUIRED UNDER THIS  
8 SECTION.

9 (C) THE DEPARTMENT SHALL HOLD A PUBLIC INFORMATIONAL MEETING ON  
10 THE PROPOSED RESPONSE ACTION PLAN AT THE PARTICIPANT'S EXPENSE WITHIN 30  
11 DAYS AFTER THE DEPARTMENT RECEIVES A WRITTEN REQUEST FOR A MEETING  
12 FROM THE APPLICANT OR THE PUBLIC.

13 7-510. STANDARDS FOR APPROVAL OF RESPONSE ACTION PLAN.

14 (A) THE DEPARTMENT SHALL APPROVE A RESPONSE ACTION PLAN IF THE  
15 DEPARTMENT DETERMINES THAT THE RESPONSE ACTION PLAN PROTECTS PUBLIC  
16 HEALTH AND THE ENVIRONMENT.

17 (B) IN MAKING A DETERMINATION AS TO WHETHER THE CRITERIA  
18 SELECTED BY THE PARTICIPANT AND REMEDIAL ACTIONS IN A PROPOSED  
19 RESPONSE ACTION PLAN PROTECT PUBLIC HEALTH AND THE ENVIRONMENT, THE  
20 DEPARTMENT SHALL CONSIDER WHETHER THE ELIGIBLE PROPERTY IS:

21 (1) LOCATED IN AN INDUSTRIAL AREA AND USED FOR INDUSTRIAL  
22 PURPOSES;

23 (2) LOCATED IN A RESIDENTIAL AREA AND USED FOR INDUSTRIAL  
24 PURPOSES; OR

25 (3) LOCATED IN A RESIDENTIAL AREA AND USED FOR RESIDENTIAL  
26 PURPOSES OR OTHER PURPOSES THAT REQUIRE UNLIMITED PUBLIC ACCESS.

27 (C) THE FAILURE OF THE DEPARTMENT TO ADOPT FINAL REGULATIONS  
28 UNDER THIS SUBTITLE MAY NOT PREVENT THE DEPARTMENT FROM APPROVING A  
29 RESPONSE ACTION PLAN ON AN INDIVIDUAL PLAN BASIS.

30 7-511. DECISION ON RESPONSE ACTION PLAN AND RESPONSE ACTION PLAN LETTER.

31 (A) WITHIN 120 DAYS AFTER THE DEPARTMENT HAS RECEIVED A PROPOSED  
32 RESPONSE ACTION PLAN, THE DEPARTMENT, AFTER CONSIDERING ANY COMMENTS  
33 THE DEPARTMENT HAS RECEIVED UNDER § 7-509 OF THIS SUBTITLE, SHALL NOTIFY  
34 THE PARTICIPANT IN WRITING THAT:

35 (1) THE RESPONSE ACTION PLAN HAS BEEN APPROVED; OR

36 (2) THE RESPONSE ACTION PLAN HAS BEEN REJECTED AND SHALL  
37 STATE THE MODIFICATIONS IN THE RESPONSE ACTION PLAN THAT ARE NECESSARY  
38 TO RECEIVE THE DEPARTMENT'S APPROVAL.

17

1 (B) (1) (I) IF THE DEPARTMENT NOTIFIES A PARTICIPANT THAT  
2 MODIFICATIONS IN A RESPONSE ACTION PLAN ARE NECESSARY TO RECEIVE THE  
3 DEPARTMENT'S APPROVAL, THE PARTICIPANT MAY RESUBMIT THE PLAN WITHIN 120  
4 DAYS AFTER RECEIPT OF THE DEPARTMENT'S NOTIFICATION.

5 (II) IF THE PARTICIPANT DOES NOT RESUBMIT THE PLAN WITHIN  
6 120 DAYS UNDER SUBPARAGRAPH (I) OF THIS PARAGRAPH, THE PARTICIPANT WILL  
7 BE CONSIDERED TO HAVE WITHDRAWN THE PARTICIPANT'S APPLICATION IN  
8 ACCORDANCE WITH § 7-512 OF THIS SUBTITLE.

9 (2) WITHIN 30 DAYS AFTER RECEIPT OF A RESUBMITTED PLAN UNDER  
10 PARAGRAPH (1) OF THIS SUBSECTION, THE DEPARTMENT SHALL NOTIFY THE  
11 PARTICIPANT WHETHER THE PLAN HAS BEEN APPROVED.

12 (C) THE RESPONSE ACTION PLAN APPROVAL LETTER SHALL STATE THAT,  
13 SUBJECT TO THE REQUIREMENTS OF § 7-514 OF THIS SUBTITLE:

14 (1) NO FURTHER ACTION WILL BE REQUIRED TO ACCOMPLISH THE  
15 OBJECTIVES SET FORTH IN THE APPROVED RESPONSE ACTION PLAN OTHER THAN  
16 THOSE ACTIONS DESCRIBED IN THE APPROVED RESPONSE ACTION PLAN; AND

17 (2) THE PARTICIPANT WILL RECEIVE A CERTIFICATE OF COMPLETION  
18 SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF § 7-514(B) OF THIS SUBTITLE  
19 IF:

20 (I) THE APPROVED RESPONSE ACTION PLAN IS IMPLEMENTED TO  
21 THE SATISFACTION OF THE DEPARTMENT; AND

22 (II) THE RESPONSE ACTION PLAN HAS ACHIEVED THE CLEANUP  
23 CRITERIA.

24 (D) A RESPONSE ACTION PLAN APPROVAL LETTER ~~MAY, IF APPLICABLE,~~  
25 SHALL INCLUDE A LIMITATION ON THE PERMISSIBLE USES OF THE PROPERTY THAT  
26 IS CONSISTENT WITH THE RESPONSE ACTION PLAN.

27 7-512. WITHDRAWAL PROVISIONS; FAILURE TO COMPLY WITH SCHEDULE.

28 (A) EXCEPT AS PROVIDED IN SUBSECTIONS (B) AND (C) OF THIS SECTION, A  
29 PARTICIPANT MAY WITHDRAW ~~AN APPLICATION OR RESPONSE ACTION PLAN AT~~  
30 ~~ANY TIME UNDER THE PROGRAM, INCLUDING FROM THE PROGRAM AT THE TIME~~  
31 OF A PENDING APPLICATION OR RESPONSE ACTION PLAN, OR AFTER RECEIVING A  
32 CERTIFICATE OF COMPLETION, AND MAY NOT BE OBLIGATED TO COMPLETE AN  
33 APPLICATION OR A RESPONSE ACTION PLAN IF THE PARTICIPANT:

34 (1) PROVIDES 10 DAYS WRITTEN NOTICE OF THE ANTICIPATED  
35 WITHDRAWAL TO THE DEPARTMENT;

36 (2) STABILIZES AND SECURES THE ELIGIBLE PROPERTY TO THE  
37 SATISFACTION OF THE DEPARTMENT TO ENSURE PROTECTION OF THE PUBLIC  
38 HEALTH AND THE ENVIRONMENT; AND

39 (3) FORFEITS ANY EXPENDED APPLICATION AND OVERSIGHT FEES.

18

1 (B) (1) EXCEPT AS PROVIDED IN PARAGRAPH (2) OF THIS SUBSECTION, AN  
2 INCULPABLE PERSON WHO WITHDRAWS FROM THE PROGRAM MAY NOT BE  
3 REQUIRED BY THE DEPARTMENT TO CLEANUP THE ELIGIBLE PROPERTY.

4 (2) IF AN INCULPABLE PERSON WITHDRAWS FROM THE PROGRAM, THE  
5 INCULPABLE PERSON SHALL BE LIABLE FOR NEW CONTAMINATION OR THE  
6 EXACERBATION OF EXISTING CONTAMINATION AT THE ELIGIBLE PROPERTY AS  
7 PROVIDED IN § 7-505 OF THIS SUBTITLE.

8 (C) IF A RESPONSIBLE PERSON WITHDRAWS FROM THE PROGRAM, THE  
9 DEPARTMENT MAY TAKE ANY APPLICABLE ENFORCEMENT ACTION AUTHORIZED  
10 UNDER THIS TITLE.

11 (D) IF A PARTICIPANT FAILS TO MEET THE SCHEDULE FOR IMPLEMENTATION  
12 AND COMPLETION OF THE RESPONSE ACTION PLAN THAT IS SET FORTH IN THE  
13 PLAN, THE DEPARTMENT MAY:

14 (1) REACH AN AGREEMENT WITH THE PARTICIPANT TO REVISE THE  
15 SCHEDULE OF COMPLETION IN THE RESPONSE ACTION PLAN; OR

16 (2) IF AN AGREEMENT CANNOT BE REACHED UNDER PARAGRAPH (1)  
17 OF THIS SUBSECTION, WITHDRAW APPROVAL OF THE RESPONSE ACTION PLAN.

18 (E) (1) EXCEPT AS PROVIDED IN PARAGRAPH (2) OF THIS SUBSECTION, IF  
19 THE DEPARTMENT WITHDRAWS APPROVAL OF AN INCULPABLE PERSON'S RESPONSE  
20 ACTION PLAN UNDER SUBSECTION ~~(B)(2)~~ (D)(2) OF THIS SECTION, THE INCULPABLE  
21 PERSON MAY NOT BE REQUIRED BY THE DEPARTMENT TO COMPLETE THE  
22 RESPONSE ACTION PLAN.

23 (2) IF THE DEPARTMENT WITHDRAWS APPROVAL OF AN INCULPABLE  
24 PERSON'S RESPONSE ACTION PLAN UNDER SUBSECTION ~~(B)(2)~~ (D)(2) OF THIS  
25 SECTION, THE INCULPABLE PERSON:

26 (I) SHALL STABILIZE AND SECURE THE ELIGIBLE PROPERTY TO  
27 ENSURE PROTECTION OF THE PUBLIC HEALTH AND THE ENVIRONMENT; AND

28 (II) SHALL BE LIABLE FOR NEW CONTAMINATION OR THE  
29 EXACERBATION OF EXISTING CONTAMINATION AT THE ELIGIBLE PROPERTY AS  
30 PROVIDED IN § 7-505 OF THIS SUBTITLE.

31 (3) IF THE DEPARTMENT WITHDRAWS APPROVAL OF A RESPONSIBLE  
32 PERSON'S RESPONSE ACTION PLAN:

33 (I) THE RESPONSIBLE PERSON SHALL STABILIZE AND SECURE THE  
34 ELIGIBLE PROPERTY TO ENSURE PROTECTION OF THE PUBLIC HEALTH AND THE  
35 ENVIRONMENT; AND

36 (II) THE DEPARTMENT MAY TAKE ANY APPLICABLE  
37 ENFORCEMENT ACTION AUTHORIZED UNDER THIS TITLE.

38 (F) IF AN APPLICATION, A RESPONSE ACTION PLAN, OR CERTIFICATE OF  
39 COMPLETION IS WITHDRAWN UNDER THIS SECTION:

19

1 (1) ANY LETTER OR CERTIFICATE OF COMPLETION ISSUED TO AN  
2 APPLICANT OR A PARTICIPANT UNDER THIS SUBTITLE SHALL BE VOID; AND

3 (2) ANY BOND OR OTHER SECURITY SHALL BE MAINTAINED FOR A  
4 PERIOD NOT TO EXCEED 16 MONTHS FROM THE DATE THE RESPONSE ACTION PLAN  
5 IS WITHDRAWN.

6 7-513. ISSUANCE OF CERTIFICATE OF COMPLETION.

7 (A) (1) UPON COMPLETION OF THE REQUIREMENTS OF THE RESPONSE  
8 ACTION PLAN, THE PARTICIPANT SHALL NOTIFY THE DEPARTMENT IN WRITING  
9 THAT THE RESPONSE ACTION PLAN HAS BEEN COMPLETED.

10 (2) WITHIN 30 DAYS AFTER RECEIPT OF THE NOTICE OF COMPLETION  
11 UNDER PARAGRAPH (1) OF THIS SUBSECTION:

12 (I) THE DEPARTMENT SHALL REVIEW THE IMPLEMENTATION  
13 AND COMPLETION OF THE RESPONSE ACTION PLAN AT THE ELIGIBLE PROPERTY;  
14 AND

15 (II) IF THE DEPARTMENT DETERMINES THAT THE REQUIREMENTS  
16 OF THE RESPONSE ACTION PLAN HAVE BEEN COMPLETED TO THE SATISFACTION OF  
17 THE DEPARTMENT AND THE RESPONSE ACTION PLAN HAS ACHIEVED THE CLEANUP  
18 CRITERIA, THE DEPARTMENT SHALL ISSUE A CERTIFICATE OF COMPLETION.

19 (B) THE CERTIFICATE OF COMPLETION SHALL STATE THAT, SUBJECT TO THE  
20 REQUIREMENTS OF § 7-514 (B) OF THIS SUBTITLE:

21 (1) THE REQUIREMENTS OF THE RESPONSE ACTION PLAN HAVE BEEN  
22 COMPLETED;

23 (2) THE PARTICIPANT HAS DEMONSTRATED THAT THE  
24 IMPLEMENTATION OF THE RESPONSE ACTION PLAN AT THE ELIGIBLE PROPERTY  
25 HAS ACHIEVED THE APPLICABLE CLEANUP CRITERIA ~~SELECTED~~ UNDER § 7-508(B)  
26 OF THIS SUBTITLE;

27 (3) THE DEPARTMENT MAY NOT BRING AN ENFORCEMENT ACTION  
28 AGAINST THE PARTICIPANT AT THE ELIGIBLE PROPERTY; AND

29 (4) THE PARTICIPANT:

30 (I) IS RELEASED FROM FURTHER LIABILITY FOR THE  
31 REMEDIATION OF THE ELIGIBLE PROPERTY UNDER THIS TITLE FOR ANY  
32 CONTAMINATION IDENTIFIED IN THE ENVIRONMENTAL SITE ASSESSMENT; AND

33 (II) MAY NOT BE SUBJECT TO A CONTRIBUTION ACTION  
34 INSTITUTED BY A RESPONSIBLE PERSON.

35 (C) WITHIN 10 DAYS AFTER THE ISSUANCE OF A CERTIFICATE OF  
36 COMPLETION, THE DEPARTMENT SHALL SEND A COPY OF THE CERTIFICATE OF  
37 COMPLETION TO THE DIRECTOR OF THE DEPARTMENT OF ASSESSMENTS AND  
38 TAXATION.

1           (D) A REQUIREMENT FOR LONG-TERM MONITORING AND MAINTENANCE IN  
2 THE APPROVED RESPONSE ACTION PLAN MAY NOT DELAY THE ISSUANCE OF THE  
3 CERTIFICATE OF COMPLETION UNDER SUBSECTION (A) OF THIS SECTION.

4 7-514. EFFECT OF RESPONSE ACTION PLAN APPROVAL LETTER AND CERTIFICATE OF  
5 COMPLETION ON DEPARTMENT'S AUTHORITY AND PARTICIPANT'S LIABILITY.

6           (A) A RESPONSE ACTION PLAN APPROVAL LETTER DOES NOT:

7                   (1) SUBJECT TO THE PROVISIONS OF § 7-505 OF THIS SUBTITLE, PREVENT  
8 THE DEPARTMENT FROM TAKING ACTION AGAINST ANY PERSON TO PREVENT OR  
9 ABATE AN IMMINENT AND SUBSTANTIAL ENDANGERMENT TO THE PUBLIC HEALTH  
10 OR THE ENVIRONMENT AT THE ELIGIBLE PROPERTY;

11                   (2) REMAIN IN EFFECT IF THE RESPONSE ACTION PLAN APPROVAL  
12 LETTER IS OBTAINED THROUGH FRAUD OR A MATERIAL MISREPRESENTATION;

13                   (3) AFFECT THE AUTHORITY OF THE DEPARTMENT TO TAKE ANY  
14 ACTION AGAINST ANY PERSON CONCERNING NEW CONTAMINATION OR THE  
15 EXACERBATION OF EXISTING CONTAMINATION AT AN ELIGIBLE PROPERTY AFTER  
16 A RESPONSE ACTION PLAN APPROVAL LETTER HAS BEEN ISSUED BY THE  
17 DEPARTMENT;

18                   (4) AFFECT THE AUTHORITY OF THE DEPARTMENT TO TAKE ANY  
19 ACTION AGAINST A RESPONSIBLE PERSON CONCERNING PREVIOUSLY  
20 UNDISCOVERED CONTAMINATION AT AN ELIGIBLE PROPERTY AFTER A RESPONSE  
21 ACTION PLAN APPROVAL LETTER HAS BEEN ISSUED BY THE DEPARTMENT;

22                   (5) PREVENT THE DEPARTMENT FROM TAKING ACTION AGAINST ANY  
23 PERSON WHO ~~AGREES TO PERFORM~~ IS RESPONSIBLE FOR THE LONG-TERM  
24 MONITORING AND MAINTENANCE AS PROVIDED IN THE RESPONSE ACTION PLAN;  
25 OR

26                   (6) PREVENT THE DEPARTMENT FROM TAKING ACTION AGAINST ANY  
27 PERSON WHO DOES NOT COMPLY WITH CONDITIONS ON THE PERMISSIBLE USE OF  
28 THE ELIGIBLE PROPERTY CONTAINED IN THE RESPONSE ACTION PLAN APPROVAL  
29 LETTER.

30           (B) A CERTIFICATE OF COMPLETION DOES NOT:

31                   (1) SUBJECT TO THE PROVISIONS OF § 7-505 OF THIS SUBTITLE, PREVENT  
32 THE DEPARTMENT FROM TAKING ACTION AGAINST ANY PERSON TO PREVENT OR  
33 ABATE AN IMMINENT AND SUBSTANTIAL ENDANGERMENT TO THE PUBLIC HEALTH  
34 OR THE ENVIRONMENT AT THE ELIGIBLE PROPERTY;

35                   (2) REMAIN IN EFFECT IF THE CERTIFICATE OF COMPLETION IS  
36 OBTAINED THROUGH FRAUD OR A MATERIAL MISREPRESENTATION;

37                   (3) AFFECT THE AUTHORITY OF THE DEPARTMENT TO TAKE ANY  
38 ACTION AGAINST ANY PERSON CONCERNING NEW CONTAMINATION OR  
39 EXACERBATION OF EXISTING CONTAMINATION AT AN ELIGIBLE PROPERTY AFTER  
40 A CERTIFICATE OF COMPLETION HAS BEEN ISSUED BY THE DEPARTMENT;

21

1 (4) AFFECT THE AUTHORITY OF THE DEPARTMENT TO TAKE ANY  
2 ACTION AGAINST ~~ANY~~ A RESPONSIBLE PERSON CONCERNING PREVIOUSLY  
3 UNDISCOVERED CONTAMINATION AT AN ELIGIBLE PROPERTY AFTER A  
4 CERTIFICATE OF COMPLETION HAS BEEN ISSUED BY THE DEPARTMENT;

5 (5) PREVENT THE DEPARTMENT FROM TAKING ACTION AGAINST ANY  
6 PERSON WHO IS RESPONSIBLE FOR LONG-TERM MONITORING AND MAINTENANCE  
7 FOR FAILURE TO COMPLY WITH THE RESPONSE ACTION PLAN;

8 (6) PREVENT THE DEPARTMENT FROM TAKING ACTION AGAINST ANY  
9 PERSON WHO DOES NOT COMPLY WITH CONDITIONS ON THE PERMISSIBLE USE OF  
10 THE ELIGIBLE PROPERTY CONTAINED IN THE CERTIFICATE OF COMPLETION; OR

11 (7) SUBJECT TO THE PROVISIONS OF § 7-512 OF THIS SUBTITLE, PREVENT  
12 THE DEPARTMENT FROM REQUIRING ANY PERSON TO TAKE FURTHER ACTION IF  
13 THE ELIGIBLE PROPERTY FAILS TO MEET THE APPLICABLE CLEANUP CRITERIA SET  
14 FORTH IN THE RESPONSE ACTION PLAN APPROVED BY THE DEPARTMENT.

15 (C) A RESPONSE ACTION PLAN APPROVAL LETTER OR A CERTIFICATE OF  
16 COMPLETION MAY BE TRANSFERRED TO ANY PERSON WHOSE ACTIONS DID NOT  
17 CAUSE OR CONTRIBUTE TO THE CONTAMINATION.

18 (D) (1) IF A CERTIFICATE OF COMPLETION IS CONDITIONED ON THE  
19 PERMISSIBLE USE OF THE PROPERTY FOR INDUSTRIAL OR COMMERCIAL PURPOSES,  
20 THE PARTICIPANT SHALL RECORD THE CERTIFICATE OF COMPLETION IN THE LAND  
21 RECORDS OF THE LOCAL JURISDICTION WITHIN 30 DAYS AFTER RECEIVING THE  
22 CERTIFICATE.

23 (2) IF THE CERTIFICATE OF COMPLETION HAS A CONDITIONED USE  
24 AND THE PARTICIPANT FAILS TO RECORD THE CERTIFICATE OF COMPLETION IN  
25 THE LAND RECORDS IN ACCORDANCE WITH PARAGRAPH (1) OF THIS SUBSECTION,  
26 THE CERTIFICATE OF COMPLETION SHALL BE VOID.

27 (E) SUBJECT TO THE PROVISIONS OF § 7-516(A) OF THIS SUBTITLE, IF AN  
28 OWNER OF AN ELIGIBLE PROPERTY THAT HAS LIMITED PERMISSIBLE USES WANTS  
29 TO CHANGE THE USE OF THE ELIGIBLE PROPERTY, THE OWNER, SUBJECT TO  
30 APPROVAL BY THE DEPARTMENT, IS RESPONSIBLE FOR THE COST OF CLEANING UP  
31 THE ELIGIBLE PROPERTY TO THE APPROPRIATE STANDARD.

32 7-515. ENFORCEMENT PROVISIONS.

33 THE PROVISIONS OF §§ 7-256 THROUGH 7-268 OF THIS TITLE SHALL BE USED  
34 AND SHALL APPLY TO ENFORCE VIOLATIONS OF:

35 (1) THIS SUBTITLE; OR

36 (2) ANY REGULATION ADOPTED UNDER THIS SUBTITLE.

37 7-516. APPLICATION OF SUBTITLE.

38 (A) THIS SUBTITLE DOES NOT AFFECT, AND MAY NOT BE CONSTRUED AS  
39 AFFECTING, THE PLANNING OR ZONING AUTHORITY OF A COUNTY OR MUNICIPAL  
40 CORPORATION.

22

1 (B) THIS SUBTITLE DOES NOT AFFECT, AND MAY NOT BE CONSTRUED AS  
2 AFFECTING, ANY TORT ACTION AGAINST ANY ~~APPLICANT~~ PARTICIPANT.

3 **Article 83A - Department of Business and Economic Development**

4 SUBTITLE 9. BROWNFIELDS REVITALIZATION INCENTIVE PROGRAM.

5 3-901. DEFINITIONS.

6 (A) IN THIS SUBTITLE THE FOLLOWING WORDS HAVE THE MEANINGS  
7 INDICATED.

8 (B) (1) "BROWNFIELDS SITE" MEANS:

9 (I) AN ELIGIBLE PROPERTY, AS DEFINED IN § 7-501 OF THE  
10 ENVIRONMENT ARTICLE, THAT IS:

11 1. OWNED OR OPERATED BY AN INCULPABLE PERSON, AS  
12 DEFINED IN § 7-501 OF THE ENVIRONMENT ARTICLE; AND

13 2. LOCATED IN A TAXING JURISDICTION THAT HAS  
14 ELECTED TO PARTICIPATE IN THE BROWNFIELDS REVITALIZATION INCENTIVE  
15 PROGRAM IN ACCORDANCE WITH § ~~9-409~~ 9-229 OF THE TAX - PROPERTY ARTICLE; OR

16 (II) PROPERTY WHERE THERE IS A RELEASE, DISCHARGE, OR  
17 THREATENED RELEASE OF OIL, AS DEFINED IN § 4-401 OF THE ENVIRONMENT  
18 ARTICLE, THAT IS:

19 1. SUBJECT TO A CORRECTIVE ACTION PLAN APPROVED BY  
20 THE DEPARTMENT OF THE ENVIRONMENT IN ACCORDANCE WITH TITLE 4 OF THE  
21 ENVIRONMENT ARTICLE; AND

22 2. LOCATED IN A TAXING JURISDICTION THAT HAS  
23 ELECTED TO PARTICIPATE IN THE BROWNFIELDS REVITALIZATION INCENTIVE  
24 PROGRAM IN ACCORDANCE WITH § ~~9-409~~ 9-229 OF THE TAX - PROPERTY ARTICLE.

25 (2) "BROWNFIELDS SITE" DOES NOT INCLUDE PROPERTY THAT IS  
26 OWNED OR OPERATED BY A RESPONSIBLE PERSON OR A PERSON RESPONSIBLE FOR  
27 THE DISCHARGE.

28 (C) "PERSON RESPONSIBLE FOR THE DISCHARGE" HAS THE MEANING STATED  
29 IN § 4-401 OF THE ENVIRONMENT ARTICLE.

30 ~~(D)~~ (D) "QUALIFIED BROWNFIELDS SITE" MEANS A BROWNFIELDS SITE  
31 THAT HAS BEEN DETERMINED BY THE DEPARTMENT OF BUSINESS AND ECONOMIC  
32 DEVELOPMENT TO BE ELIGIBLE FOR FINANCIAL INCENTIVES UNDER § 3-903 OF THIS  
33 SUBTITLE.

34 ~~(E)~~ (E) "RESPONSIBLE PERSON" HAS THE MEANING STATED IN § 7-201 OF  
35 THE ENVIRONMENT ARTICLE.

23

1 3-902. BROWNFIELDS REVITALIZATION INCENTIVE PROGRAM.

2 (A) THERE IS A BROWNFIELDS REVITALIZATION INCENTIVE PROGRAM IN  
3 THE DEPARTMENT.

4 (B) THE PURPOSE OF THE BROWNFIELDS REVITALIZATION INCENTIVE  
5 PROGRAM IS TO:

6 (1) PROVIDE FINANCIAL INCENTIVES FOR REDEVELOPMENT OF  
7 PROPERTIES PREVIOUSLY USED FOR COMMERCIAL OR INDUSTRIAL PURPOSES;

8 (2) PROVIDE FINANCIAL INCENTIVES FOR REDEVELOPMENT OF  
9 PROPERTIES WITHIN LOCALLY DESIGNATED GROWTH AREAS;

10 (3) PREVENT URBAN SPRAWL;

11 (4) ENCOURAGE ECONOMIC REVITALIZATION;

12 (5) EXPAND EMPLOYMENT OPPORTUNITIES; AND

13 (6) PROVIDE FINANCIAL INCENTIVES FOR ~~LISTED~~ QUALIFIED  
14 BROWNFIELDS SITES.

15 3-903. DETERMINATION OF ELIGIBILITY AS BROWNFIELDS SITE.

16 (A) (1) AT THE TIME A PERSON APPLIES TO PARTICIPATE IN THE  
17 VOLUNTARY CLEANUP PROGRAM UNDER TITLE 7, SUBTITLE 5 OF THE  
18 ENVIRONMENT ARTICLE OR RECEIVES APPROVAL FROM THE DEPARTMENT OF THE  
19 ENVIRONMENT FOR THE IMPLEMENTATION OF A CORRECTIVE ACTION PLAN  
20 UNDER TITLE 4 OF THE ENVIRONMENT ARTICLE THE PERSON MAY SUBMIT A  
21 REQUEST TO THE DEPARTMENT OF BUSINESS AND ECONOMIC DEVELOPMENT TO  
22 DETERMINE WHETHER THE PERSON QUALIFIES FOR FINANCIAL INCENTIVES FOR  
23 THE POTENTIAL REDEVELOPMENT OF A BROWNFIELDS SITE.

24 (2) (I) WITHIN 30 DAYS AFTER RECEIPT OF A REQUEST UNDER  
25 PARAGRAPH (1) OF THIS SUBSECTION, THE DEPARTMENT SHALL NOTIFY AN  
26 APPLICANT WHETHER, IF APPROVED TO PARTICIPATE IN THE VOLUNTARY  
27 CLEANUP PROGRAM OR A CORRECTIVE ACTION PLAN, THE APPLICANT QUALIFIES  
28 FOR FINANCIAL INCENTIVES FOR THE REDEVELOPMENT OF A BROWNFIELDS SITE.

29 (II) IN THE DEPARTMENT'S NOTICE OF AN APPLICANT'S  
30 QUALIFICATION FOR FINANCIAL INCENTIVES UNDER SUBPARAGRAPH (I) OF THIS  
31 PARAGRAPH, THE DEPARTMENT SHALL SPECIFY WHICH OF THE CRITERIA SET  
32 FORTH IN PARAGRAPH (4) THE APPLICANT MET.

33 (3) THE DEPARTMENT SHALL DETERMINE THE ELIGIBILITY OF A SITE  
34 AS A QUALIFIED BROWNFIELDS SITE BASED ON WHETHER:

35 (I) THE PROPERTY IS LOCATED IN A DENSELY POPULATED URBAN  
36 CENTER AND IS SUBSTANTIALLY UNDERUTILIZED; OR

37 (II) THE PROPERTY IS AN EXISTING OR FORMER INDUSTRIAL OR  
38 COMMERCIAL SITE THAT POSES A THREAT TO PUBLIC HEALTH OR THE  
39 ENVIRONMENT.

24

1 (4) THE DEPARTMENT MAY CONSIDER THE FOLLOWING CRITERIA  
2 WHEN SELECTING A QUALIFIED BROWNFIELDS SITE:

3 (I) THE FEASIBILITY OF REDEVELOPMENT;

4 (II) THE PUBLIC BENEFIT PROVIDED TO THE COMMUNITY AND  
5 THE STATE THROUGH THE REDEVELOPMENT OF THE PROPERTY;

6 (III) THE EXTENT OF RELEASES OR THREATENED RELEASES AT  
7 THE SITE AND THE DEGREE TO WHICH THE CLEANUP AND REDEVELOPMENT OF  
8 THE SITE WILL PROTECT PUBLIC HEALTH OR THE ENVIRONMENT;

9 (IV) THE POTENTIAL TO ATTRACT OR RETAIN MANUFACTURING  
10 OR OTHER ECONOMIC BASE-TYPE EMPLOYERS;

11 (V) THE ABSENCE OF IDENTIFIABLE AND FINANCIALLY SOLVENT  
12 RESPONSIBLE PERSONS; OR

13 (VI) ANY OTHER FACTOR RELEVANT AND APPROPRIATE TO  
14 ECONOMIC DEVELOPMENT.

15 (B) DURING THE COURSE OF EVALUATING POTENTIAL QUALIFIED  
16 BROWNFIELDS SITES, THE DEPARTMENT SHALL CONSULT WITH:

17 (1) THE DEPARTMENT OF THE ENVIRONMENT, THE OFFICE OF  
18 PLANNING, AND RELEVANT LOCAL OFFICIALS;

19 (2) THE NEIGHBORING COMMUNITY AND ANY CITIZEN GROUPS  
20 LOCATED IN THE COMMUNITY;

21 (3) REPRESENTATIVES OF STATE AND LOCAL ENVIRONMENTAL  
22 ORGANIZATIONS;

23 (4) PUBLIC HEALTH EXPERTS; AND

24 (5) ANY OTHER PERSON THE DEPARTMENT CONSIDERS APPROPRIATE.

25 (C) THE DEPARTMENT SHALL DEVELOP A PROGRAM OF FINANCIAL  
26 INCENTIVES, INCLUDING LOW-INTEREST LOANS AND GRANTS, TO ASSIST PERSONS  
27 WHO PARTICIPATE IN THE BROWNFIELDS REVITALIZATION INCENTIVE PROGRAM.

28 3-904. BROWNFIELDS REVITALIZATION INCENTIVE FUND.

29 (A) THERE IS A BROWNFIELDS REVITALIZATION INCENTIVE FUND IN THE  
30 DEPARTMENT THAT IS ESTABLISHED AS A NONLAPSING, REVOLVING SPECIAL FUND.

31 (B) THE FUND CONSISTS OF:

32 (1) MONEYS COLLECTED UNDER § ~~9-109~~ 9-229 OF THE TAX - PROPERTY  
33 ARTICLE;

34 (2) MONEYS MADE AVAILABLE TO THE FUND THROUGH FEDERAL  
35 PROGRAMS OR PRIVATE CONTRIBUTIONS;

25

1 (3) INCOME FROM INVESTMENTS THAT THE STATE TREASURER MAKES  
2 FROM MONEYS IN THE FUND;

3 (4) REPAYMENTS OF PRINCIPAL AND INTEREST FROM LOANS MADE  
4 FROM THE FUND;

5 (5) PROCEEDS FROM THE SALE, DISPOSITION, LEASE, OR RENTAL BY  
6 THE DEPARTMENT OF COLLATERAL RELATED TO ANY FINANCING PROVIDED BY  
7 THE DEPARTMENT UNDER THIS SUBTITLE; AND

8 (6) ANY OTHER MONEYS AVAILABLE TO THE FUND.

9 (C) THE DEPARTMENT SHALL USE THE FUND TO PROVIDE FINANCIAL  
10 INCENTIVES FOR THE REDEVELOPMENT OF BROWNFIELDS SITES AS PROVIDED IN §  
11 3-903(C) OF THIS SUBTITLE.

12 3-905. APPLICATION OF SUBTITLE.

13 THIS SUBTITLE DOES NOT AFFECT, AND MAY NOT BE CONSTRUED AS  
14 AFFECTING, THE PLANNING AND ZONING AUTHORITY OF A COUNTY OR MUNICIPAL  
15 CORPORATION.

16 **Article - Tax - Property**

17 ~~9-409 9-229.~~ FINANCIAL INCENTIVES FOR QUALIFIED BROWNFIELDS SITES.

18 (A) IN THIS SECTION THE FOLLOWING WORDS HAVE THE MEANINGS  
19 INDICATED.

20 (B) "QUALIFIED BROWNFIELDS SITE" HAS THE MEANING STATED IN ARTICLE  
21 83A, § ~~3-901(C)~~ 3-901(D) OF THE CODE.

22 (C) "TAXING JURISDICTION" MEANS:

23 (1) ~~THE STATE;~~

24 ~~(2)~~ A COUNTY OR BALTIMORE CITY; OR

25 ~~(3)~~ (2) A MUNICIPAL CORPORATION.

26 (D) (1) A TAXING JURISDICTION MAY ELECT TO PARTICIPATE IN THE  
27 BROWNFIELDS REVITALIZATION INCENTIVE PROGRAM UNDER ARTICLE 83A, TITLE  
28 3, SUBTITLE 9 OF THE CODE.

29 (2) IF A TAXING JURISDICTION ELECTS TO PARTICIPATE IN THE  
30 BROWNFIELDS REVITALIZATION INCENTIVE PROGRAM, THE TAXING JURISDICTION  
31 SHALL:

32 (I) ENACT THE NECESSARY LEGISLATION TO GRANT THE  
33 PROPERTY TAX CREDITS ESTABLISHED UNDER THIS SECTION; AND

34 (II) NOTIFY THE DEPARTMENT OF BUSINESS AND ECONOMIC  
35 DEVELOPMENT.

1                   (3) IF A TAXING JURISDICTION ELECTS TO PARTICIPATE IN THE  
2 BROWNFIELDS REVITALIZATION INCENTIVE PROGRAM, THE PROPERTY TAX  
3 CREDITS UNDER THIS SECTION SHALL ALSO APPLY TO THE STATE PROPERTY TAX IN  
4 THAT JURISDICTION IN THE SAME PERCENTAGE AND FOR THE SAME DURATION AS  
5 PROVIDED FOR THE PROPERTY TAX OF THE TAXING JURISDICTION.

6                   (E) FOR EACH OF THE 5 TAXABLE YEARS IMMEDIATELY FOLLOWING THE  
7 FIRST REVALUATION OF THE PROPERTY AFTER COMPLETION OF A VOLUNTARY  
8 CLEANUP OR CORRECTIVE ACTION PLAN OF A BROWNFIELDS SITE, EACH TAXING  
9 JURISDICTION WHERE A QUALIFIED BROWNFIELDS SITE IS LOCATED SHALL:

10                   (1) GRANT A PROPERTY TAX CREDIT AGAINST THE PROPERTY TAX  
11 IMPOSED ON THE QUALIFIED BROWNFIELDS SITE IN AN AMOUNT EQUAL TO 50% OF  
12 THE PROPERTY TAX ATTRIBUTABLE TO THE INCREASE IN THE ASSESSMENT OF THE  
13 QUALIFIED BROWNFIELDS SITE, INCLUDING IMPROVEMENTS ADDED TO THE SITE  
14 WITHIN THE 5-YEAR PERIOD AS PROVIDED UNDER THIS SUBSECTION, OVER THE  
15 ASSESSMENT OF THE QUALIFIED BROWNFIELDS SITE BEFORE THE VOLUNTARY  
16 CLEANUP; AND

17                   (2) CONTRIBUTE TO THE BROWNFIELDS REVITALIZATION INCENTIVE  
18 FUND UNDER ARTICLE 83A, § 3-904 OF THE CODE, 30% OF THE PROPERTY TAX  
19 ATTRIBUTABLE TO THE INCREASE IN THE ASSESSMENT OF THE BROWNFIELDS SITE,  
20 INCLUDING IMPROVEMENTS ADDED TO THE SITE WITHIN THE 5-YEAR PERIOD AS  
21 PROVIDED UNDER THIS SUBSECTION, OVER THE ASSESSMENT OF THE QUALIFIED  
22 BROWNFIELDS SITE BEFORE THE VOLUNTARY CLEANUP.

23                   (F) A TAXING JURISDICTION MAY GRANT A PROPERTY TAX CREDIT UP TO AN  
24 ADDITIONAL 20% OF THE REMAINING PROPERTY TAX ATTRIBUTABLE TO THE  
25 INCREASE IN THE ASSESSMENT OF THE QUALIFIED BROWNFIELDS SITE INCLUDING  
26 IMPROVEMENTS ADDED TO THE SITE OVER THE ASSESSMENT OF THE QUALIFIED  
27 BROWNFIELDS SITE BEFORE THE VOLUNTARY CLEANUP.

28                   (G) (1) A CREDIT UNDER THIS SECTION MAY NOT BE CALCULATED ON AN  
29 INCREASE IN ASSESSMENT DUE TO THE TERMINATION OF A USE VALUE UNDER §§  
30 8-209 THROUGH 8-217 OR §§ 8-220 THROUGH 8-225 OF THIS ARTICLE.

31                   (2) IF THE QUALIFIED BROWNFIELDS SITE ON WHICH THE VOLUNTARY  
32 CLEANUP IS COMPLETED HAD A USE VALUE IMMEDIATELY BEFORE THE CLEANUP,  
33 THE CREDIT SHALL BE CALCULATED ON AN ASSESSMENT AS IF THE PARCEL HAD  
34 BEEN VALUED AT MARKET VALUE.

35                   (H) IN A DESIGNATED ENTERPRISE ZONE, ~~THE STATE OR~~ A TAXING  
36 JURISDICTION MAY EXTEND THE TAX CREDIT AUTHORIZED UNDER THIS SECTION  
37 UP TO AN ADDITIONAL 5 YEARS.

38                   (I) A PROPORTIONAL SHARE OF A TAXING JURISDICTION'S CONTRIBUTION  
39 FOR EACH QUALIFIED BROWNFIELDS SITE TO THE BROWNFIELDS REVITALIZATION  
40 FUND UNDER SUBSECTION (E)(2) OF THIS SECTION SHALL BE DESIGNATED FOR  
41 FINANCIAL INCENTIVES TO BE PROVIDED FOR QUALIFIED BROWNFIELDS SITES IN  
42 THE JURISDICTION MAKING THAT CONTRIBUTION.

27

1 (J) A TAXING JURISDICTION SHALL TERMINATE ANY PROPERTY TAX CREDIT  
2 UNDER THIS SECTION IF:

3 (1) A PERSON RECEIVING A CREDIT UNDER THIS SECTION WITHDRAWS  
4 FROM THE VOLUNTARY CLEANUP PROGRAM UNDER § 7-512(A) OR (B) OF THE  
5 ENVIRONMENT ARTICLE; OR

6 (2) THE DEPARTMENT OF THE ENVIRONMENT WITHDRAWS APPROVAL  
7 OF A RESPONSE ACTION PLAN, OR A CERTIFICATE OF COMPLETION UNDER § 7-512(E)  
8 AND (F) OF THE ENVIRONMENT ARTICLE.

9 14-902. TAX ABATEMENT.

10 (A) (1) IN THIS SECTION THE FOLLOWING WORDS HAVE THE MEANINGS  
11 INDICATED.

12 (2) "QUALIFIED BROWNFIELDS SITE" HAS THE MEANING STATED IN  
13 ARTICLE 83A, § ~~3-901(C)~~ 3-901(D) OF THE CODE.

14 (3) "TAX" HAS THE MEANING STATED IN § 14-801(C) OF THIS TITLE.

15 (B) THE GOVERNING BODY OF A COUNTY OR MUNICIPAL CORPORATION  
16 MAY GRANT, BY LAW, A TAX ABATEMENT AGAINST THE OVERDUE COUNTY OR  
17 MUNICIPAL CORPORATION PROPERTY TAXES IMPOSED ON REAL PROPERTY THAT IS  
18 DESIGNATED AS A QUALIFIED BROWNFIELDS SITE.

19 SECTION 2. AND BE IT FURTHER ENACTED, That the Department of the  
20 Environment shall report to the Governor and, subject to § 2-1312 of the State  
21 Government Article, to the House Environmental Matters Committee and the Senate  
22 Economic and Environmental Affairs Committee:

23 1. On or before July 1 of 1998, 1999, and 2000, on:

24 a. The reasonableness of the fees, the use of the Voluntary Cleanup Fund  
25 established under this Act and whether the Voluntary Cleanup Fund is fully self-funded;  
26 and

27 b. The geographic location and other characteristics of applicants to the  
28 Voluntary Cleanup Program, the number of applications and response action plans  
29 approved and denied, and the reasons for the Department's denial; and

30 2. On or before July 1, 2000, on the status of the Voluntary Cleanup Program  
31 established under this Act, including the impact of having a cut-off date for eligibility on  
32 the effectiveness of the Program and on the ability of the Program to encourage the  
33 cleanup of the optimum number of contaminated sites.

34 SECTION 3. AND BE IT FURTHER ENACTED, That the Department of  
35 Business and Economic Development shall report to the Governor and, subject to §  
36 2-1312 of the State Government Article, to the House Environmental Matters Committee  
37 and the Senate Economic and Environmental Affairs Committee on or before July 1 of  
38 1998, 1999, and 2000, on:

39 1. The geographic location and other characteristics of applicants to the  
40 Brownfields Revitalization Incentive Program, the number of requests to participate in

28

1 the Program approved and denied, and the Department's reasons for the Department's  
2 denial;

3           2. The availability of financial incentives to qualified Brownfields sites, including  
4 information on the types of incentives available as well as on the amount of assistance  
5 provided under those incentives; and

6           3. The advisability of making responsible persons who did not cause or  
7 contribute to the contamination of a potential Brownfields site eligible to participate in  
8 the Brownfields Revitalization Incentive Program.

9           SECTION 4. AND BE IT FURTHER ENACTED, That Title 7, Subtitle 5 of the  
10 Environment Article as enacted by this Act does not affect, and may not be construed as  
11 affecting, any civil action pending against any applicant in the Voluntary Cleanup  
12 Program on the effective date of this Act.

13           SECTION 5. AND BE IT FURTHER ENACTED, That the ~~first \$100,000~~  
14 ~~contributed to the Brownfields Revitalization Incentive Fund under § 9-109 of the Tax-~~  
15 ~~Property Article shall be transferred to the State Hazardous Substance Control Fund~~  
16 ~~under Title 7, Subtitle 2 of the Environment Article to be used by the Department of the~~  
17 ~~Environment for costs incurred by the Department in the oversight and administration of~~  
18 ~~cleanup activities under the State Hazardous Substance program for which the~~  
19 ~~Department is currently restricted in its use of bond funds as a result of a ruling by the~~  
20 ~~Internal Revenue Service.~~

21           ~~SECTION 6. AND BE IT FURTHER ENACTED, That the catchlines contained in~~  
22 ~~this Act are not law and may not be considered to be enacted as part of this Act.~~

23           SECTION 7. 6. AND BE IT FURTHER ENACTED, That this Act is an  
24 emergency measure, is necessary for the immediate preservation of the public health and  
25 safety, has been passed by a yea and nay vote supported by three-fifths of all the members  
26 elected to each of the two Houses of the General Assembly, and shall take effect from the  
27 date it is enacted.