

SENATE BILL 718

M3
HB 424/07 – ENV

8lr2327

By: **Senator Klausmeier**
Introduced and read first time: February 1, 2008
Assigned to: Judicial Proceedings

A BILL ENTITLED

1 AN ACT concerning

2 **Lead Risk Reduction – Acquisition of Property – Compliance Requirements**

3 FOR the purpose of authorizing a person who intends to acquire a property that is
4 considered to be affected under certain lead risk reduction provisions to submit
5 a compliance plan to the Department of the Environment; requiring a person
6 who has acquired, or will acquire, an affected property to give certain notice and
7 information at a certain time; establishing a process and a fee for submitting an
8 application for a compliance plan; requiring the Department to approve or deny
9 the plan, or request additional information, within a certain number of days
10 after the plan is submitted; authorizing the Department to deny certain
11 applications under certain circumstances; requiring either certain proof that a
12 certain risk reduction standard has been satisfied or a certain inspection report
13 to be filed with the Department under certain circumstances; providing that a
14 compliance plan is void under certain circumstances; providing certain
15 protections for an owner after a plan is approved; providing that if the owner
16 fails to comply with the compliance plan, the owner shall be considered
17 noncompliant as of a certain date; authorizing the Department to adopt certain
18 regulations; and generally relating to acquiring property with lead risks.

19 BY repealing and reenacting, with amendments,
20 Article – Environment
21 Section 6–820 and 6–823
22 Annotated Code of Maryland
23 (2007 Replacement Volume and 2007 Supplement)

24 BY repealing and reenacting, without amendments,
25 Article – Environment
26 Section 6–824 and 6–836
27 Annotated Code of Maryland
28 (2007 Replacement Volume and 2007 Supplement)

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.
[Brackets] indicate matter deleted from existing law.



1 BY adding to
2 Article – Environment
3 Section 6–825
4 Annotated Code of Maryland
5 (2007 Replacement Volume and 2007 Supplement)

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

8 **Article – Environment**

9 6–820.

10 (a) Except as provided in subsection (b) of this section, an owner of an
11 affected property shall give to the tenant of the affected property a notice, prepared by
12 the Department, of the tenant’s rights under §§ 6–817 and 6–819 of this subtitle,
13 according to the following schedule:

- 14 (1) At least 25% of the owner’s affected properties by May 25, 1996;
15 (2) At least 50% of the owner’s affected properties by August 25, 1996;
16 (3) At least 75% of the owner’s affected properties by November 25,
17 1996; and
18 (4) 100% of the owner’s affected properties by February 25, 1997.

19 (b) On or after February 24, 1996, an owner of an affected property shall give
20 to the tenant of the affected property a notice, prepared by the Department, of the
21 tenant’s rights under §§ 6–817 and 6–819 of this subtitle upon the execution of a lease
22 or the inception of a tenancy.

23 (c) An owner of an affected property shall give to the tenant of the affected
24 property a notice, prepared by the Department, of the tenant’s rights under §§ 6–817
25 and 6–819 of this subtitle at least every 2 years after last giving the notice to the
26 tenant.

27 (d) The owner shall include, with the notice of the tenant’s rights that is
28 provided to a tenant under this section upon the execution of a lease or the inception of
29 a tenancy, a copy of the current verified inspection certificate for the affected property
30 prepared under § 6–818 of this subtitle.

31 (e) (1) Notice given under this section shall be written, and shall be sent
32 by:

- 33 (i) Certified mail, return receipt requested; or
34 (ii) A verifiable method approved by the Department.

1 (2) When giving notice to a tenant under this section, the owner shall
2 provide documentation of the notice to the Department in a manner acceptable to the
3 Department.

4 (3) A notice required to be given to a tenant under this section shall be
5 sent to a party or parties identified as the lessee in a written lease in effect for an
6 affected property or, if there is no written lease, the party or parties to whom the
7 property was rented.

8 **(F) A PERSON WHO HAS ACQUIRED, OR WILL ACQUIRE, AN AFFECTED**
9 **PROPERTY SHALL GIVE THE NOTICE REQUIRED UNDER THIS SECTION TO THE**
10 **TENANT OF THE AFFECTED PROPERTY:**

11 **(1) BEFORE TRANSFER OF LEGAL TITLE; OR**

12 **(2) WITHIN 15 DAYS FOLLOWING TRANSFER OF LEGAL TITLE.**

13 6-823.

14 (a) By May 23, 1996, an owner of an affected property shall give to the
15 tenant of each of the owner's affected properties a lead poisoning information packet
16 prepared or designated by the Department.

17 (b) On or after February 24, 1996, upon the execution of a lease or the
18 inception of a tenancy for an affected property the owner of the affected property shall
19 give to the tenant a lead poisoning information packet prepared or designated by the
20 Department.

21 (c) An owner of an affected property shall give to the tenant of the affected
22 property another copy of the lead poisoning information packet prepared or designated
23 by the Department at least every 2 years after last giving the information packet to
24 the tenant.

25 (d) A packet given to a tenant under this section shall be sent by:

26 (1) Certified mail, return receipt requested; or

27 (2) A verifiable method approved by the Department.

28 (e) The packet required to be given to a tenant under this section shall be
29 sent to a party or parties identified as the lessee in a written lease in effect for an
30 affected property or, if there is no written lease, the party or parties to whom the
31 property was rented.

1 **(F) A PERSON WHO HAS ACQUIRED, OR WILL ACQUIRE, AN AFFECTED**
 2 **PROPERTY SHALL GIVE THE PACKET REQUIRED UNDER THIS SECTION TO THE**
 3 **TENANT OF THE AFFECTED PROPERTY:**

4 **(1) BEFORE TRANSFER OF LEGAL TITLE; OR**

5 **(2) WITHIN 15 DAYS FOLLOWING TRANSFER OF LEGAL TITLE.**

6 **6-824.**

7 An owner shall disclose an obligation to perform either the modified or full risk
 8 reduction treatment to an affected property under this subtitle to any prospective
 9 purchaser of an affected property at or prior to the time a contract of sale is executed,
 10 if:

11 (1) An event has occurred that requires performance of either the
 12 modified or full risk reduction treatment to the affected property under this subtitle;
 13 and

14 (2) The owner will not perform the required treatment prior to the
 15 transfer of ownership.

16 **6-825.**

17 **(A) A PERSON WHO INTENDS TO ACQUIRE, THROUGH AN ARM'S LENGTH**
 18 **TRANSACTION, INHERITANCE, TAX SALE, FORECLOSURE, OR JUDICIALLY**
 19 **APPROVED TRANSFER, AN OCCUPIED AFFECTED PROPERTY THAT IS IN**
 20 **VIOLATION OF § 6-815, § 6-817, OR § 6-819 OF THIS SUBTITLE MAY SUBMIT TO**
 21 **THE DEPARTMENT AN APPLICATION FOR A COMPLIANCE PLAN.**

22 **(B) (1) THE APPLICATION FOR A COMPLIANCE PLAN SHALL:**

23 **(I) BE SUBMITTED AND RECEIVED BY THE DEPARTMENT**
 24 **AT LEAST 30 DAYS BEFORE TRANSFER OF LEGAL TITLE TO THE OCCUPIED**
 25 **AFFECTED PROPERTY; AND**

26 **(II) BE ON A FORM PROVIDED BY THE DEPARTMENT THAT**
 27 **INCLUDES, FOR EACH OCCUPIED AFFECTED PROPERTY, THE FOLLOWING**
 28 **INFORMATION:**

29 **1. THE TRANSFEREE'S NAME, ADDRESS, AND**
 30 **TELEPHONE NUMBER;**

31 **2. THE TRANSFEROR'S NAME AND ADDRESS;**

1 **3. A STATEMENT CERTIFYING THAT NEITHER THE**
2 **TRANSFeree NOR ANY OFFICER OR DIRECTOR OF THE TRANSFeree HAS A**
3 **CURRENT INTEREST, EITHER INDIVIDUALLY OR JOINTLY, IN THE OCCUPIED**
4 **AFFECTED PROPERTY;**

5 **4. THE TYPE AND SCHEDULED DATE OF TRANSFER;**

6 **5. THE ADDRESS OF THE OCCUPIED AFFECTED**
7 **PROPERTY INCLUDING, FOR A MULTIFAMILY-OCCUPIED AFFECTED PROPERTY,**
8 **EACH UNIT IN THE PROPERTY; AND**

9 **6. WHETHER A PERSON AT RISK RESIDES IN THE**
10 **OCCUPIED AFFECTED PROPERTY.**

11 **(2) THE DEPARTMENT MAY REQUIRE ANY ADDITIONAL**
12 **INFORMATION THAT IT CONSIDERS APPROPRIATE.**

13 **(3) AN APPLICATION FEE OF \$200 FOR EACH OCCUPIED**
14 **AFFECTED PROPERTY AND EACH OCCUPIED UNIT IN A MULTIFAMILY AFFECTED**
15 **PROPERTY, NOT TO EXCEED \$6,000, SHALL BE SUBMITTED TO THE**
16 **DEPARTMENT WITH THE APPLICATION.**

17 **(c) (1) WITHIN 20 DAYS OF RECEIPT OF THE APPLICATION FOR A**
18 **COMPLIANCE PLAN, THE DEPARTMENT SHALL:**

19 **(i) APPROVE THE COMPLIANCE PLAN, IN WHOLE OR IN**
20 **PART;**

21 **(ii) DENY THE COMPLIANCE PLAN, IN WHOLE OR IN PART;**
22 **OR**

23 **(iii) REQUEST ADDITIONAL INFORMATION.**

24 **(2) THE DEPARTMENT MAY DENY AN APPLICATION FOR A**
25 **COMPLIANCE PLAN FOR AN OCCUPIED AFFECTED PROPERTY BASED ON THE**
26 **FOLLOWING FACTORS:**

27 **(i) FAILURE TO SUBMIT OR TIMELY SUBMIT A COMPLETE**
28 **APPLICATION;**

29 **(ii) FAILURE TO SUBMIT OR TIMELY SUBMIT INFORMATION**
30 **REQUESTED BY THE DEPARTMENT;**

1 (III) THE EXISTENCE OF PRIOR VIOLATIONS BY THE
2 TRANSFEREE OF THE PROVISIONS OF THIS SUBTITLE OR APPLICABLE
3 REGULATIONS;

4 (IV) PRIOR EXTENSION OF THE COMPLIANCE DEADLINE
5 UNDER SUBSECTION (D) OF THIS SECTION FOR AN AFFECTED PROPERTY;

6 (V) POTENTIAL OR ACTUAL HARM TO THE ENVIRONMENT
7 OR TO HUMAN HEALTH OR SAFETY; AND

8 (VI) ANY OTHER FACTOR THE DEPARTMENT CONSIDERS
9 APPROPRIATE.

10 (D) (1) THIS SUBSECTION APPLIES TO AN OCCUPIED AFFECTED
11 PROPERTY IN WHICH A PERSON AT RISK DOES NOT RESIDE.

12 (2) SUBJECT TO SUBSECTION (E) OF THIS SECTION, IF AN
13 APPLICATION FOR A COMPLIANCE PLAN IS APPROVED, THE TRANSFEREE SHALL
14 FILE WITH THE DEPARTMENT AN INSPECTION REPORT AS PROOF THAT THE
15 RISK REDUCTION STANDARD SPECIFIED IN § 6-815 OF THIS SUBTITLE HAS BEEN
16 SATISFIED, OR AN INSPECTION REPORT IN ACCORDANCE WITH § 6-804 OF THIS
17 SUBTITLE, FOR EACH OCCUPIED AFFECTED PROPERTY THAT HAS NOT
18 SATISFIED THE REQUIREMENTS OF § 6-815, § 6-817, OR § 6-819 OF THIS
19 SUBTITLE WITHIN THE FOLLOWING TIME FRAMES:

20 (I) WITHIN 30 DAYS AFTER TRANSFER OF LEGAL TITLE FOR
21 A TRANSFEREE ACQUIRING 1 OCCUPIED AFFECTED PROPERTY;

22 (II) WITHIN 90 DAYS AFTER THE TRANSFER OF LEGAL TITLE
23 FOR A TRANSFEREE ACQUIRING 2 TO 5 OCCUPIED AFFECTED PROPERTIES;

24 (III) WITHIN 135 DAYS AFTER THE TRANSFER OF LEGAL
25 TITLE FOR A TRANSFEREE ACQUIRING 6 TO 10 OCCUPIED AFFECTED
26 PROPERTIES; OR

27 (IV) WITHIN 180 DAYS AFTER THE TRANSFER OF LEGAL
28 TITLE FOR A TRANSFEREE ACQUIRING MORE THAN 10 OCCUPIED AFFECTED
29 PROPERTIES.

30 (E) (1) THIS SUBSECTION APPLIES TO AN OCCUPIED AFFECTED
31 PROPERTY IN WHICH A PERSON AT RISK RESIDES.

32 (2) NOTWITHSTANDING THE STATUS OF AN APPLICATION FOR A
33 COMPLIANCE PLAN, THE TRANSFEREE SHALL FILE WITH THE DEPARTMENT AN
34 INSPECTION REPORT AS PROOF THAT THE RISK REDUCTION STANDARD

1 SPECIFIED IN § 6-815 OF THIS SUBTITLE HAS BEEN SATISFIED, OR AN
2 INSPECTION REPORT IN ACCORDANCE WITH § 6-804 OF THIS SUBTITLE, FOR
3 EACH OCCUPIED AFFECTED PROPERTY THAT HAS NOT SATISFIED THE
4 REQUIREMENTS OF § 6-815, § 6-817, OR § 6-819 OF THIS SUBTITLE WITHIN 30
5 DAYS AFTER TRANSFER OF LEGAL TITLE.

6 (F) A COMPLIANCE PLAN FOR AN OCCUPIED AFFECTED PROPERTY
7 UNDER THIS SECTION IS VOID UNLESS WITHIN 15 DAYS FOLLOWING TRANSFER
8 OF THE OCCUPIED AFFECTED PROPERTY SUBJECT TO THE COMPLIANCE PLAN,
9 THE TRANSFEREE FILES WITH THE DEPARTMENT:

10 (1) DOCUMENTATION SATISFACTORY TO THE DEPARTMENT OF
11 THE TRANSFER OF LEGAL TITLE;

12 (2) A STATEMENT CERTIFYING THAT, PRIOR TO OR WITHIN 15
13 DAYS OF TRANSFER OF LEGAL TITLE, THE TRANSFEREE PROVIDED THE
14 TENANTS OF THE OCCUPIED PROPERTIES WITH THE NOTICE OF TENANT'S
15 RIGHTS AND LEAD POISONING INFORMATION PACKET REQUIRED BY §§ 6-820
16 AND 6-823 OF THIS SUBTITLE; AND

17 (3) A STATEMENT CERTIFYING THAT WITHIN 15 DAYS OF
18 TRANSFER OF LEGAL TITLE, THE TRANSFEREE REGISTERED THE OCCUPIED
19 AFFECTED PROPERTIES WITH THE DEPARTMENT IN ACCORDANCE WITH §§
20 6-811 AND 6-812 OF THIS SUBTITLE.

21 (G) IF THE DEPARTMENT DETERMINES THAT ANY INFORMATION
22 PROVIDED IN AN APPLICATION FOR A COMPLIANCE PLAN OR REQUIRED IN
23 SUBSECTION (F) OF THIS SECTION WAS ERRONEOUS OR INCOMPLETE, THE
24 DEPARTMENT MAY DECLARE THE COMPLIANCE PLAN VOID IN WHOLE OR IN
25 PART.

26 (H) THIS SECTION DOES NOT AFFECT AN OWNER'S OBLIGATION TO
27 COMPLY WITH §§ 6-815 AND 6-819(C) AND (D) OF THIS SUBTITLE THAT ARISES
28 AFTER LEGAL TITLE TO THE AFFECTED PROPERTY IS TRANSFERRED.

29 (I) SUBJECT TO SUBSECTIONS (H) AND (J) OF THIS SECTION, IF THE
30 DEPARTMENT APPROVES A COMPLIANCE PLAN, AN AFFECTED PROPERTY
31 SUBJECT TO THE COMPLIANCE PLAN SHALL BE CONSIDERED IN COMPLIANCE
32 WITH §§ 6-815, 6-817, AND 6-819 OF THIS SUBTITLE AS OF THE DAY OF THE
33 DATE OF TRANSFER.

34 (J) IF THE PERSON WHO ACQUIRED AN OCCUPIED AFFECTED
35 PROPERTY THAT DOES NOT SATISFY THE REQUIREMENTS OF § 6-815, § 6-817,
36 OR § 6-819 OF THIS SUBTITLE FAILS TO COMPLY WITH THE TERMS OF AN
37 APPROVED COMPLIANCE PLAN, THE AFFECTED PROPERTY SHALL BE

1 **CONSIDERED TO BE NONCOMPLIANT WITH § 6-815 OF THIS SUBTITLE FROM THE**
2 **DATE LEGAL TITLE TO THE AFFECTED PROPERTY WAS TRANSFERRED TO THE**
3 **PERSON.**

4 **(K) THE DEPARTMENT MAY ADOPT REGULATIONS TO CARRY OUT THIS**
5 **SECTION.**

6 6-836.

7 An owner of an affected property is not liable, for alleged injury or loss caused
8 by ingestion of lead by a person at risk in the affected property, to a person at risk or a
9 parent, legal guardian, or other person authorized under § 6-833 of this subtitle to
10 respond on behalf of a person at risk who rejects a qualified offer made by the owner or
11 the owner's insurer or agent if, during the period of the alleged ingestion of lead by the
12 person at risk, and with respect to the affected property in which the exposure
13 allegedly occurred, the owner:

14 (1) Has given to the tenant the notices required by §§ 6-820 and 6-823
15 of this subtitle; and

16 (2) Was in compliance with:

17 (i) The registration provisions of Part III of this subtitle; and

18 (ii) The applicable risk reduction standard and response
19 standard under § 6-815 or § 6-819 of this subtitle, and the risk reduction schedule
20 under § 6-817 of this subtitle.

21 **SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect**
22 **October 1, 2008.**