

# SENATE BILL 873

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CF 6lr3515

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By: Senator M. Washington

Introduced and read first time: February 6, 2026

Assigned to: Education, Energy, and the Environment

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## A BILL ENTITLED

1 AN ACT concerning

2 **Environment – Reduction of Lead Risk in Housing – Modified Risk Reduction**  
3 **Standard**

4 FOR the purpose of altering the conditions under which an owner of affected property is  
5 required to satisfy the modified risk reduction standard under certain provisions of  
6 law relating to the reduction of lead risk in housing; and generally relating to the  
7 reduction of lead risk in housing.

8 BY repealing and reenacting, without amendments,

9 Article – Environment

10 Section 6–819(a)

11 Annotated Code of Maryland

12 (2013 Replacement Volume and 2025 Supplement)

13 BY repealing and reenacting, with amendments,

14 Article – Environment

15 Section 6–819(c)

16 Annotated Code of Maryland

17 (2013 Replacement Volume and 2025 Supplement)

18 SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF MARYLAND,

19 That the Laws of Maryland read as follows:

20 **Article – Environment**

21 6–819.

22 (a) The modified risk reduction standard shall consist of performing the following:

23 (1) Passing the test for lead-contaminated dust under § 6–816 of this  
24 subtitle; and

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EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.



(2) Performing the following lead hazard reduction treatments:

- (i) A visual review of all exterior and interior painted surfaces;
- (ii) The removal and repainting of chipping, peeling, or flaking paint and interior painted surfaces;
- (iii) The repair of any structural defect that is causing the paint to flake, that the owner of the affected property has knowledge of or, with the reasonable care, should have knowledge of;
- (iv) Repainting, replacing, or encapsulating all interior lead-based tested painted windowsills with vinyl, metal, or any other material in a manner and under conditions approved by the Department;
- (v) Ensuring that caps of vinyl, aluminum, or any other material in lead-based paint or untested paint exists in order to make the window wells cleanable;
- (vi) Except for a treated or replacement window that is free of paint on its friction surfaces, fixing the top sash, subject to federal, State, or local standards, of all windows in place in order to eliminate the friction caused by movement of the top sash;
- (vii) Rehanging all doors in order to prevent the rubbing together of a surface with another surface;
- (viii) Ensuring that all kitchen and bathroom floors are overlaid with water-resistant covering; and
- (ix) HEPA-vacuuming and washing with high phosphate detergent and, as determined by the Department, any area of the affected property where made.

(1) After February 23, 1996, an owner of an affected property shall satisfy risk reduction standard:

- (i) Within 30 days after receipt of written notice that a person resides in the property:
  1. Has an elevated blood lead level documented by a test for greater than or equal to 15 µg/dl before February 24, 2006 or greater than or equal to between February 24, 2006 and June 30, 2020; or

7 1. A defect; and

20 SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect  
21 October 1, 2026.