



House Bill 1547 – Environment – Reduction of Lead Risk in Housing – Modified

Position: Unfavorable

The REALTORS® recommend an unfavorable report of HB 1547 which removes the requirement for an environmental inspection when conducting a modified risk reduction in Maryland Rental Property.

Under current law, a modified risk reduction is only required if the property is identified as the potential source -- or one of the sources -- of an affected person's elevated blood lead level. HB 1547 would remove the requirement of an environmental investigation regardless of whether there is a defect in the property. The bill does not change the fact that a modified risk reduction of the property is automatically required in instances when a property owner receives written notice about a defect in the property.

As reported in the Maryland Lead Registry Annual Surveillance Report, rental properties are not the only source of lead paint exposure. Environmental investigations have found lead from spices, soil, cookware, and jewelry to name a few. If the property is not the source of the lead exposure, property owners should not be required to conduct a risk reduction. This is particularly true because affected properties already conduct a full risk reduction at turnover of the unit. Under this bill, a property that recently turned over and was subject to a full risk reduction treatment would be also be required to conduct the modified risk reduction even if the source of lead exposure was identified as a toy or spices.

The REALTORS® believe that property owners should continue to be responsible for providing property which complies with the Maryland lead law but should not be required to conduct risk reduction work if the property is not the source of exposure.

**For more information contact lisa.may@mdrealtor.org or
christa.mcgee@mdrealtor.org**