



Bill Title: House Bill 252, Environment – Lead Paint Abatement Services – Performance Bond and Liability Insurance

Committee: House Environment and Transportation Committee

Date: February 11, 2026

Position: Favorable

This testimony is offered on behalf of the Maryland Multi-Housing Association (MMHA). MMHA is a professional trade association established in 1996, whose members consist of owners and managers of more than 210,000 rental housing homes in over 958 apartment communities. Our members house over 538,000 residents of the State of Maryland. MMHA also represents over 250 associate member companies who supply goods and services to the multi-housing industry.

House Bill 252 authorizes the Maryland Department of the Environment to require accredited lead paint abatement service providers to have a reasonable performance bond or liability insurance, ensuring accountability and protection for consumers and the environment. The bill takes effect on July 1, 2026.

MMHA recognizes the importance of ensuring that lead paint abatement services are performed safely and effectively, and we support the intent of this bill. Recently, there have been disturbing reports of fraudulent lead-free certificates being issued in Baltimore City¹. These incidents highlight the need for increased accountability and oversight in the lead paint abatement industry. MMHA supports the bill's requirement for lead paint abatement services providers to be covered by a performance bond or liability insurance, as this can help protect consumers and ensure that providers are held accountable for their work.

However, we have a fundamental question regarding House Bill 252. The bill requires the lead inspector to be insured or bonded, but it is unclear whether the insurance company would still pay out a claim if there was fraud involved. We believe it is essential to clarify this point to ensure that the bill's intent is fully realized. MMHA urges the Committee to consider this question and provide clarity on this issue.

This question notwithstanding, House Bill 252 is a step in the right direction towards ensuring that lead paint abatement services are performed safely and effectively. However, we urge the Committee to provide clarity on the issue of insurance liability in cases of fraud.

For these reasons, we respectfully request a favorable report on House Bill 252.

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¹ <https://www.thebanner.com/community/climate-environment/baltimore-fake-lead-free-certificates-rodney-bryan-barkley-3FKISSUPQZFZDMQ2O45JBNUHPQ/>