



Lead Poisoning Prevention Program

EDUCATIONAL MATERIALS REQUIREMENTS UNDER ENVIRONMENT ARTICLE 6

Lead poisoning impacts over a thousand Maryland children each year. Most cases result from exposure to deteriorated or damaged residential lead paint in older housing. Maryland's lead law, "Reduction of Lead Risk in Housing," in Title 6, Subtitle 8 of the Environment Article, Annotated Code of Maryland, was established to reduce lead poisoning and maintain affordable housing stock by integrating basic paint maintenance requirements into routine rental maintenance, and offering liability limits to rental property owners in compliance.

1. WHICH EDUCATIONAL MATERIALS MUST OWNERS PROVIDE TO TENANTS?

When new tenants move in the rental unit, the property owner must provide a copy of each of the following:

- State of Maryland Lead Poisoning Prevention *Notice of Tenants' Rights*
- EPA Booklet *Protect Your Family From Lead In Your Home*
- Copy of the Inspection Certificate Form MDE 330 confirming that the unit meets the Risk Reduction Standard

2. WHEN DO THE MATERIALS GET PROVIDED?

Property owners must provide these materials to tenants upon execution of the lease or the inception of the tenancy. Property owners are also required to re-issue *Notice of Tenants' Rights* and the educational pamphlet materials every two years to the tenant. Inspection certificates must be provided to the tenant at initial occupancy only. Any certificate obtained during the tenancy must be provided to the tenant within 10 days of the inspection.



3. WHERE CAN I GET COPIES OF THESE MATERIALS?

Property owners can get the inspection certificate from the inspection company they hired to do the inspection. The Maryland *Notice of Tenants' Rights* and EPA brochure are available on the Maryland Department of the Environment's (MDE) website or copies may be requested from MDE.

4. WHAT IF I NEED ONE HUNDRED COPIES?

Photocopy or download documents as needed.

5. DO I HAVE TO OBTAIN AND KEEP PROOF OF DELIVERY OF THESE MATERIALS?



Notice given under this section shall be written, and shall be sent by:

Certified mail, return receipt requested or a verifiable method approved by the Department. For example, a signed receipt from the tenant documenting the items were provided. The record of receipt should be maintained by the property owner.

6. WHICH PROPERTY OWNERS MUST DO THIS?

- Mandatory for property built before 1950, unless the property has been certified lead free.
- Mandatory for property built between 1950 through 1978 if the owner elects to "opt-in", unless the property has been certified lead free.

RESOURCES

Maryland Department of the Environment Website:

www.mde.state.md.us/lead

- Downloadable required educational materials
- List of accredited inspectors and contractors
- Fact Sheets about the "Reduction of Lead Risk in Housing" Law
- General Information about childhood lead poisoning prevention



Registration and General Information (Hotline):

Lead Rental Property Registry 410-537-4199 or 1-800-776-2706 (within Maryland)

Risk Reduction Treatments or Certified Inspectors and Contractors:

Environmental Lead Division 410-537-3825 or 1-800-633-6101 X3825 (within Maryland)

U.S. Environmental Protection Agency:

www.epa.gov or 1-800-424-LEAD

Downloadable required brochure *Protect Your Family From Lead In Your Home*

Screening, at Risk Areas, and Health Resources:

Department of Health and Mental Hygiene <http://mdpublichealth.org/och/html/lead.html>

410-767-6713

Financial Assistance for Lead Hazard Reduction:

Baltimore City: Lead Abatement Action Project 410-396-7225

Statewide: Maryland Department of Housing and Community Development

www.dhcd.state.md.us or 410-514-7565 or 1-800-492-7127