

Notice to Residential Rental Property Owners – Mandatory Lead Inspections are for Everyone’s Protection

In compliance with the Maryland Department of the Environment (MDE) and the State’s Reduction of Lead Risk in Housing law, the Town of Berwyn Heights requires that all residential rental properties built before 1978 be issued a Lead Paint Risk Reduction Certificate prior to being granted a rental license. The purpose of Maryland’s “Lead Law” is to reduce incidents of lead poisoning with an emphasis on prevention of childhood poisoning. If you own a residential rental property built prior to 1978 please take the necessary steps to ensure you are complying.

Steps to compliance:

1. Register with MDE and renew annually

- Owners must register all properties/units within 30 days of purchase
- Registration must be renewed annually, on or before December 31
- The cost of registration is \$30 per unit
- Exception: While each specified rental property must be registered with MDE, units certified as Lead Free will only be subject to a one-time processing fee of \$10 per unit

2. Distribute tenant educational materials

- Owners must distribute the following materials to each tenant:
 - A copy of the current inspection certificate (one must also be provided every two years after)
 - [Notice of Tenants Rights](#) (found on the MDE website)
 - [Protect Your Family from Lead in Your Home brochure](#) (found on the MDE website)

3. Meet the standard

- All rental properties built before 1978 must be inspected by an MDE accredited lead paint inspector and receive a Lead Paint Risk Reduction Certificate. This process must be completed upon purchase of rental properties and prior to any change in tenancy.

4. Use skilled workers, accredited supervisors and contractors

- All work performed to meet compliance standards, to include inspections, must be performed by MDE trained and accredited personnel.

Please note that Maryland State law requires the Town of Berwyn Heights to report property owners not in compliance with the Maryland Lead Law to the Maryland Department of the Environment. A Berwyn Heights rental license will not be issued for properties not in compliance with the law.

For additional material information about the Lead Poisoning Prevention Program visit:

<https://mde.state.md.us/programs/Land/LeadPoisoningPrevention/Pages/index.aspx>

