



Maryland
Department of
the Environment

Facts About Lead Rental Registrations

What You Need to Know

Registration Requirements

An owner of a residential rental property built prior to 1978 must register the property with the Maryland Department of the Environment (the Department) unless the property has been certified Lead Free.

- **Initial registration:** Rental properties may be initially registered any time during a calendar year, and must be registered prior to occupancy. The registration fee is \$30 per unit. If you are the new owner of an occupied rental property that was built before 1978 and has not been certified Lead Free, you have 30 days in which to register the property with the Department. If the property is not registered in that time period, a penalty of up to \$20 per day from the date of ownership may be accrued.
- **Renewal registration:** After the initial registration, the registration must be renewed, and a renewal fee of \$30 per unit paid, for each subsequent calendar year. If a rental property is occupied at any time during the calendar year, the renewal fee must be paid for that calendar year. Renewal fees for rental properties are due by December 31st of each year for the following year. For example, 2018 renewal fees were due by December 31, 2017. Renewal worksheets are mailed in October/November and the renewal year is listed in the heading of the worksheet.

The property owner should notify the Department in writing when a property is sold, no longer for rent, or is certified as Lead Free. Owners should also notify the Department of any changes in mailing address.

Registration and renewal fees for rental properties in Maryland are legislated and cannot be waived or changed by those answering phones. Renewal fees for a calendar year may be paid online until March 31st at www.mde.maryland.gov/lead. Once you enter the "Renewal" screen online, the year for which you are paying flashes in red. Penalties and/or prior year payments cannot be paid online.

Lead Certificates

In addition to registering a property and renewing the registration annually, an owner of a pre-1978 residential rental property must have the property inspected and obtain the appropriate lead certificate(s). Please read your lead certificates to ensure that you know which type of certificate you have. The following are three different types of certificates issued:

1800 Washington Boulevard | Baltimore, MD 21230 | 800-633-6101 | 410-537-3000 |

TTY Users: 800-735-2258

www.mde.maryland.gov

LMA/TSOP/June/2018

- Lead Free Certificate. The property is free of lead-based paint on the inside and the outside. The property will not need another inspection and does not need to be registered or stay in our system. The property does not need to be registered or renewed but a one-time only \$10 processing fee is due when you receive your certificate.
- Limited Lead Free Certificate. The property has no lead-based paint on the inside of the dwelling, but there is lead on the outside. This certificate has an expiration date and only the outside of the property needs to be inspected every 2 years prior to the expiration date. The property does not need to be registered or renewed as long as the certificate is current. The one-time \$10 processing fee is due when you receive your certificate.
- Full Risk Reduction Certificate. The property has no chipping, peeling or flaking paint. This property must be registered and renewal fees must be paid annually. The property must be inspected, and a new full risk reduction certificate obtained, upon each change in occupancy.

On the registration renewal forms, we ask for the Date of Most Recent Turnover and the Date of Most Recent Lead Certificate. These dates are important, and we cannot guess what the dates are, nor can we look up every date for you. If you do not fill in a month, day and year, we will leave it blank. If these dates are blank we cannot determine if a certificate is valid for the current residency.