



## **FREQUENTLY ASKED QUESTIONS LEAD DISCLOSURE-LEAD SAFE STATUS**

**QUESTION: My landlord recently provided me a lead-safe certificate. Does this mean there is no lead based paint in my Maryland apartment?**

**ANSWER:** “Lead Free” is a term used by HUD and State/Local Agencies to indicate lead content in interior/exterior paint as well as lead contaminated surface dust and soil are below regulatory limits. Lead can still be present (but in limited amounts).

“Lead Safe” is a term used by HUD/State/Local agencies to indicate a dwelling unit does not have chipping, peeling or flaking paint and lead levels in surface dust/soil are below regulatory standards. Where the term “Lead Safe” is used, you should assume lead paint is present and ask your landlord specifically what items have been painted with lead-based paint. Lead safe infers the surfaces have been merely repainted.

Maryland’s Lead Risk Reduction in Housing Law requires rental dwelling units (constructed prior to 1950) to be inspected. A Full Risk Reduction inspection is generally conducted in a vacant unit prior to occupancy by a new tenant. The Full Risk Reduction Standard is met by passing the test for lead contaminated dust from samples collected in each room. There must be no chipping, peeling or flaking paint.

A Modified Risk Reduction inspection is generally conducted in occupied rental dwelling units in response to either (a) a notice of defective paint or (b) a notice that a child or pregnant women in the unit has a lead level of 10 micrograms or higher per deciliter of blood.

When you need professional help or advice, email Alan Sutherland, CIH, CHMM at [a.sutherland@aetinc.biz](mailto:a.sutherland@aetinc.biz) or call 610-891-0114. We provide nationwide services; phone consultations are free. Check out the full range of environmental contracting/consulting services we provide at our website [www.aetinc.biz](http://www.aetinc.biz)

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