

CHILDREN [[WITHIN FOUR (4) FEET OF THE FLOOR LEVEL]] OF A RESIDENTIAL PREMISE WITHIN [[FIVE]] [[THIRTY]] TWENTY DAYS AFTER NOTICE THAT LEAD-BASED PAINT IS PRESENT ON SUCH SURFACES, THE LESSEE MAY DEPOSIT HIS RENT INTO AN ESCROW ACCOUNT WITH THE CLERK OF THE DISTRICT COURT FOR THE POLITICAL SUBDIVISION IN WHICH THE PREMISES ARE LOCATED. THE RIGHT OF A LESSEE TO DEPOSIT RENT IN AN ESCROW ACCOUNT SHALL NOT PRECLUDE HIM FROM PURSUING ANY OTHER RIGHTS OR REMEDIES AVAILABLE TO HIM AT LAW OR EQUITY BUT SHALL BE IN ADDITION THERETO.

(B) MONIES DEPOSITED IN AN ESCROW ACCOUNT SHALL BE RELEASED UNDER THE FOLLOWING TERMS AND CONDITIONS:

(I) TO THE LESSOR UPON CERTIFICATION BY THE APPROPRIATE LOCAL HEALTH AUTHORITY THAT THE PREMISES HAVE BEEN INSPECTED AND THAT ALL LEAD-BASED PAINT VIOLATIONS HAVE BEEN CORRECTED; OR

(II) TO THE LESSEE OR ANY OTHER PERSON WHO HAS CORRECTED THE LEAD-BASED PAINT VIOLATIONS UPON PRESENTATION OF A BILL FOR THE COSTS OF CORRECTING THE VIOLATIONS AND A CERTIFICATION BY THE APPROPRIATE LOCAL HEALTH AUTHORITY THAT THE PREMISES HAVE BEEN INSPECTED AND THAT ALL LEAD-BASED PAINT VIOLATIONS HAVE BEEN CORRECTED.

(C) NO LESSEE MAY BE EVICTED NOR TENANCY TERMINATED NOR RENT RAISED FOR LESSEE'S ELECTING TO SEEK THE REMEDIES HEREUNDER. IT SHALL BE PRESUMED THAT ANY ATTEMPT TO EVICT LESSEE, TO TERMINATE THE TENANCY OR TO RAISE THE RENT, EXCEPT FOR NONPAYMENT OF RENT TO ESCROW AGENT, WITHIN TWO MONTHS AFTER THE CERTIFICATION THAT VIOLATIONS HAVE BEEN CORRECTED, IS IN RETALIATION FOR LESSEE'S PROCEEDING HEREUNDER AND SHALL BE NULL AND VOID.

SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect July 1, 1973.

Approved May 21, 1973.

CHAPTER 616

(House Bill 1225)

AN ACT to add new Section 5B to Article 62B of the Annotated Code of Maryland (1972 Replacement Volume), title "Maryland Port Administration," to follow immediately after Section 5A thereof, to require the Maryland Port Administration to establish, operate, and maintain, as an element of its vessel traffic system, a radio communications service, not open to public correspondence, to serve the maritime operational, safety and commercial needs of shipping interests using port facilities on navigable waters within the State of Maryland; to require the Administration to set the service charges and fees which are necessary to cover the costs of establishing, operating and