

~~(B) (1) IF AN OWNER HAS MADE ALL REASONABLE EFFORT TO CAUSE THE TENANT TO TEMPORARILY VACATE AN AFFECTED PROPERTY IN ORDER TO PERFORM WORK WHICH WILL DISTURB THE PAINT ON INTERIOR SURFACES, AND THE TENANT REFUSES TO VACATE THE AFFECTED PROPERTY, THE OWNER SHALL NOT BE LIABLE FOR ANY DAMAGES ARISING FROM THE TENANT'S REFUSAL TO VACATE.~~

~~(2) IF AN OWNER HAS MADE ALL REASONABLE EFFORTS TO GAIN ACCESS TO AN AFFECTED PROPERTY IN ORDER TO PERFORM ANY WORK REQUIRED UNDER THIS SUBTITLE, AND THE TENANT REFUSES TO ALLOW SUCH ACCESS, EVEN AFTER RECEIVING REASONABLE ADVANCED NOTICE OF THE NEED FOR ACCESS, THE OWNER SHALL NOT BE LIABLE FOR ANY DAMAGES ARISING FROM THE TENANT'S REFUSAL TO ALLOW ACCESS.~~

~~(C) ALL HAZARD REDUCTION TREATMENTS REQUIRED TO BE PERFORMED UNDER THIS SUBTITLE MUST BE DONE IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS OR REGULATIONS REGARDING SAFE WORK PRACTICES IN TREATING LEAD-BASED PAINT IN RESIDENTIAL PROPERTIES.~~

~~6-823.~~

~~(A) THE PROVISIONS OF THIS SUBTITLE DO NOT AFFECT:~~

~~(1) THE DUTIES AND OBLIGATIONS OF AN OWNER OF AN AFFECTED PROPERTY TO REPAIR OR MAINTAIN THE AFFECTED PROPERTY AS REQUIRED UNDER ANY APPLICABLE STATE OR LOCAL LAW OR REGULATION; OR~~

~~(2) THE AUTHORITY OF A STATE OR LOCAL AGENCY TO ENFORCE APPLICABLE HOUSING OR LIVABILITY CODES OR TO ORDER LEAD ABATEMENTS IN ACCORDANCE WITH ANY APPLICABLE STATE OR LOCAL LAW OR REGULATION.~~

~~(B) (1) NOTWITHSTANDING § 6-802 OF THIS SUBTITLE, FOLLOWING AN ENVIRONMENTAL INVESTIGATION IN RESPONSE TO A REPORT OF A LEAD POISONED CHILD, A LOCAL JURISDICTION SHALL HAVE THE AUTHORITY TO ORDER AN ABATEMENT, AS DEFINED IN § 6-1001 OF THIS ARTICLE, IN ANY RESIDENTIAL PROPERTY.~~

~~(2) NO PROVISION OF THIS ACT SHALL BE CONSTRUED TO LIMIT THE TREATMENTS WHICH MAY BE ENCOMPASSED BY AN ORDER TO ABATE LEAD HAZARDS.~~

~~(C) WHENEVER THERE IS A CONFLICT BETWEEN THE REQUIREMENTS OF AN ABATEMENT ORDER ISSUED BY A STATE OR LOCAL AGENCY TO AN OWNER OF AN AFFECTED PROPERTY AND THE PROVISIONS OF THIS SUBTITLE, THE ABATEMENT ORDER SHALL BE CONTROLLING IN DETERMINING THE OWNER'S OBLIGATIONS REGARDING THE NECESSARY LEAD HAZARD REDUCTION TREATMENTS THAT MUST BE PERFORMED IN THE AFFECTED PROPERTY WHICH IS SUBJECT TO THE ABATEMENT ORDER.~~