

(L) "LEAD-FREE" MEANS AT OR BELOW A LEAD CONTENT LEVEL DEEMED TO BE LEAD-FREE IN ACCORDANCE WITH CRITERIA ESTABLISHED BY THE DEPARTMENT BY REGULATION.

(M) "LEAD-SAFE HOUSING" MEANS A RENTAL DWELLING UNIT THAT:

(1) IS CERTIFIED TO BE LEAD-FREE IN ACCORDANCE WITH § 6-804 OF THIS SUBTITLE;

(2) WAS CONSTRUCTED AFTER 1978;

(3) IS DEEMED TO BE LEAD-SAFE BY THE DEPARTMENT IN ACCORDANCE WITH CRITERIA ESTABLISHED BY THE DEPARTMENT BY REGULATION; OR

(4) IS CERTIFIED TO BE IN COMPLIANCE WITH § 6-815(A) OF THIS SUBTITLE AND:

(I) IN WHICH ALL WINDOWS ARE EITHER LEAD-FREE OR HAVE BEEN TREATED SO THAT ALL FRICTION SURFACES ARE LEAD-FREE;

(II) IN WHICH LEAD PARTICULATE LEVELS ARE DETERMINED TO BE WITHIN ABATEMENT CLEARANCE LEVELS ESTABLISHED BY THE DEPARTMENT BY REGULATION, WITHIN 15 DAYS PRIOR TO THE RELOCATION OF A PERSON AT RISK TO THE RENTAL DWELLING UNIT IN ACCORDANCE WITH A QUALIFIED OFFER MADE UNDER PART V OF THIS SUBTITLE; AND

(III) WHICH IS SUBJECT TO ONGOING MAINTENANCE AND TESTING AS SPECIFIED BY THE DEPARTMENT BY REGULATION.

(N) "MULTIFAMILY RENTAL DWELLING" MEANS A PROPERTY WHICH CONTAINS MORE THAN ONE RENTAL DWELLING UNIT.

(O) (1) "OWNER" MEANS A PERSON, FIRM, CORPORATION, GUARDIAN, CONSERVATOR, RECEIVER, TRUSTEE, EXECUTOR, OR LEGAL REPRESENTATIVE WHO, ALONE OR JOINTLY OR SEVERALLY WITH OTHERS, OWNS, HOLDS, OR CONTROLS THE WHOLE OR ANY PART OF THE FREEHOLD OR LEASEHOLD INTEREST TO ANY PROPERTY, WITH OR WITHOUT ACTUAL POSSESSION.

(2) "OWNER" INCLUDES:

(I) ANY VENDEE IN POSSESSION OF THE PROPERTY; AND

(II) ANY AUTHORIZED AGENT OF THE OWNER, INCLUDING A PROPERTY MANAGER OR LEASING AGENT.

(3) "OWNER" DOES NOT INCLUDE:

(I) A TRUSTEE OR A BENEFICIARY UNDER A DEED OF TRUST OR A MORTGAGEE; OR

(II) THE OWNER OF A REVERSIONARY INTEREST UNDER A GROUND RENT LEASE.