

~~(D) AFTER SEPTEMBER 30, 1994, AND BEFORE JANUARY 1, 1996, AN OWNER OF AN AFFECTED PROPERTY SHALL SATISFY THE MODIFIED RISK REDUCTION STANDARD WITHIN 90 DAYS AFTER RECEIPT OF WRITTEN NOTICE FROM THE TENANT, OR FROM ANY OTHER SOURCE, OF A DEFECT IN THE PROPERTY THAT IS RELATED TO THE MODIFIED RISK REDUCTION STANDARD, ABSENT NOTICE OF THE EXISTENCE OF A PERSON AT RISK IN THE AFFECTED PROPERTY.~~

(II) FOR AN OWNER OF MORE THAN 300 AFFECTED PROPERTIES:

1. IF THE OWNER HAS RECEIVED NOTICE FROM THE TENANT, OR FROM ANY OTHER SOURCE, OF THE EXISTENCE OF A PERSON AT RISK IN THE AFFECTED PROPERTY, WITHIN 60 DAYS; OR

2. IF THE OWNER HAS NOT RECEIVED NOTICE FROM THE TENANT, OR FROM ANY OTHER SOURCE, OF THE EXISTENCE OF A PERSON AT RISK IN THE AFFECTED PROPERTY, WITHIN 90 DAYS.

~~(E) (D) AFTER DECEMBER 31, 1995, AN OWNER OF AN AFFECTED PROPERTY SHALL SATISFY THE MODIFIED RISK REDUCTION STANDARD WITHIN 30 DAYS AFTER RECEIPT OF WRITTEN NOTICE FROM THE TENANT, OR FROM ANY OTHER SOURCE, OF A DEFECT IN THE PROPERTY THAT IS RELATED TO THE MODIFIED RISK REDUCTION STANDARD.~~

~~(F) (E) EXCEPT AS PROVIDED IN § 6-817(B) OF THIS SUBTITLE, ON AND AFTER OCTOBER 1, 2004, AN OWNER OF AFFECTED PROPERTIES SHALL ENSURE THAT 100% OF THE OWNER'S AFFECTED PROPERTIES IN WHICH A PERSON AT RISK DOES NOT RESIDE HAVE SATISFIED THE MODIFIED RISK REDUCTION STANDARD.~~

~~(G) (F) (1) AN OWNER OF AN AFFECTED PROPERTY SHALL VERIFY SATISFACTION OF THE MODIFIED RISK REDUCTION STANDARD BY MAINTAINING A RECORD OF SUBMITTING A STATEMENT OF THE WORK PERFORMED ON THE PROPERTY, VERIFIED BY THE TENANT AND AN ACCREDITED SUPERVISOR OR CONTRACTOR, AVAILABLE FOR INSPECTION BY TO THE DEPARTMENT ON OR BEFORE THE TENTH DAY OF THE MONTH FOLLOWING THE MONTH IN WHICH THE WORK WAS COMPLETED.~~

(2) (1) IF THE TENANT FAILS OR REFUSES TO VERIFY THE STATEMENT OF WORK PERFORMED ON THE AFFECTED PROPERTY, THE OWNER SHALL WITHIN 5 BUSINESS DAYS OF THE FAILURE OR REFUSAL, CONTACT AN INSPECTOR ACCREDITED UNDER § 6-818(A) OF THIS SUBTITLE TO INSPECT THE AFFECTED PROPERTY.

(II) THE INSPECTOR'S REPORT SHALL EITHER CERTIFY THAT THE WORK REQUIRED TO BE PERFORMED UNDER THIS SECTION WAS SATISFACTORILY COMPLETED OR SPECIFY PRECISELY WHAT ADDITIONAL WORK IS REQUIRED.

(III) IF ADDITIONAL WORK IS REQUIRED:

1. THE OWNER SHALL HAVE 20 DAYS AFTER RECEIPT OF THE INSPECTOR'S REPORT IN WHICH TO PERFORM THE WORK, SUBJECT TO A WEATHER DELAY UNDER THE PROVISIONS OF SUBSECTION (K) OF THIS SECTION; AND