

THIS SECTION, SHALL CREATE A REBUTTABLE PRESUMPTION THAT MAY BE OVERCOME BY CLEAR AND CONVINCING EVIDENCE THAT THE OWNER IS IN COMPLIANCE WITH THE MODIFIED RISK REDUCTION STANDARD FOR THE AFFECTED PROPERTY UNLESS THERE IS:

(I) PROOF OF ACTUAL FRAUD AS TO THAT AFFECTED PROPERTY; OR

(II) PROOF THAT THE WORK PERFORMED ON THE AFFECTED PROPERTY WAS NOT PERFORMED BY OR UNDER THE SUPERVISIONS OF PERSONNEL ACCREDITED UNDER § 6-1002 OF THIS TITLE.

(2) THE STATEMENT VERIFIED BY THE OWNER AND THE TENANT OF WORK PERFORMED ON THE AFFECTED PROPERTY IN ACCORDANCE WITH SUBSECTION (G)(1) OF THIS SECTION SHALL CONTAIN A STATEMENT:

(I) DESCRIBING THE MODIFIED RISK REDUCTION STANDARD REQUIRED UNDER THIS SUBTITLE;

(II) THAT EXECUTION OF THIS STATEMENT BY THE TENANT CAN AFFECT THE TENANT'S LEGAL RIGHTS; AND

(III) THAT IF THE TENANT IS NOT SATISFIED THAT THE MODIFIED RISK REDUCTION STANDARD HAS BEEN MET, THE TENANT SHOULD NOT EXECUTE THE STATEMENT AND SHOULD INFORM THE OWNER AND THAT THE OWNER WILL HAVE THE AFFECTED PROPERTY INSPECTED BY A CERTIFIED INSPECTOR AT THE OWNER'S EXPENSE.

6-820.

(A) EXCEPT AS PROVIDED IN SUBSECTION (B) OF THIS SECTION, AN OWNER OF AN AFFECTED PROPERTY SHALL GIVE TO THE TENANT OF THE AFFECTED PROPERTY A NOTICE, PREPARED BY THE DEPARTMENT, OF THE TENANT'S RIGHTS UNDER §§ 6-817 AND 6-819 OF THIS SUBTITLE, ACCORDING TO THE FOLLOWING SCHEDULE:

(1) AT LEAST 25% OF THE OWNER'S AFFECTED PROPERTIES BY JANUARY 1, 1995;

(2) AT LEAST 50% OF THE OWNER'S AFFECTED PROPERTIES BY APRIL 1, 1995;

(3) AT LEAST 75% OF THE OWNER'S AFFECTED PROPERTIES BY JULY 1, 1995; AND

(4) 100% OF THE OWNER'S AFFECTED PROPERTIES BY OCTOBER 1, 1995.

(B) AN OWNER OF AN AFFECTED PROPERTY SHALL GIVE TO THE TENANT OF THE AFFECTED PROPERTY A NOTICE, PREPARED BY THE DEPARTMENT, OF THE TENANT'S RIGHTS UNDER §§ 6-817 AND 6-819 OF THIS SUBTITLE UPON THE EXECUTION OF A LEASE OR THE INCEPTION OF A TENANCY.