

(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 ACCESS, EVEN AFTER RECEIVING REASONABLE ADVANCE NOTICE OF THE NEED FOR ACCESS, THE OWNER MAY 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 SHALL BE PERFORMED BY OR UNDER THE SUPERVISION OF PERSONNEL ACCREDITED UNDER § 6-1002 OF THIS TITLE.

6-822.

(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 § 6-803 OF THIS SUBTITLE, FOLLOWING AN ENVIRONMENTAL INVESTIGATION IN RESPONSE TO A REPORT OF A LEAD POISONED PERSON AT RISK, A LOCAL JURISDICTION MAY ORDER AN ABATEMENT, AS DEFINED IN § 6-1001 OF THIS TITLE, IN ANY RESIDENTIAL PROPERTY.

(2) NO PROVISION OF THIS ACT MAY 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 MORE STRINGENT PROVISIONS OF THIS SUBTITLE AND OF THE ABATEMENT ORDER SHALL BE CONTROLLING IN DETERMINING THE OWNER'S OBLIGATIONS REGARDING THE NECESSARY LEAD HAZARD REDUCTION TREATMENTS THAT SHALL BE PERFORMED IN THE AFFECTED PROPERTY THAT IS SUBJECT TO THE ABATEMENT ORDER.

6-823.

(A) BY DECEMBER 1, 1994, AN OWNER OF AN AFFECTED PROPERTY SHALL GIVE TO THE TENANT OF EACH OF THE OWNER'S AFFECTED PROPERTIES A LEAD POISONING INFORMATION PACKET PREPARED OR DESIGNATED BY THE DEPARTMENT.

(B) ON OR AFTER OCTOBER 1, 1994, UPON THE EXECUTION OF A LEASE OR THE INCEPTION OF A TENANCY FOR AN AFFECTED PROPERTY THE OWNER OF THE AFFECTED PROPERTY SHALL GIVE TO THE TENANT A LEAD POISONING INFORMATION PACKET PREPARED OR DESIGNATED BY THE DEPARTMENT.