

shall satisfy the modified risk reduction standard within the specified period after receipt of written notice from the tenant, or from any other source, of a defect in accordance with the following schedule:

(i) For an owner of 300 or fewer affected properties, within 30 days;
and

(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.

(d) After [December 31, 1995] MAY 23, 1997, 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.

(e) Except as provided in § 6-817(b) of this subtitle, on and after [October 1, 2004] FEBRUARY 24, 2006, 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.

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] MAY 25, 1996;

(2) At least 50% of the owner's affected properties by [April 1, 1995] AUGUST 25, 1996;

(3) At least 75% of the owner's affected properties by [July 1, 1995] NOVEMBER 25, 1996; and

(4) 100% of the owner's affected properties by [October 1, 1995] FEBRUARY 25, 1997.

(b) [An] ON OR AFTER FEBRUARY 24, 1996, 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.