

(b) The right of a lessee to deposit rent in an escrow account does not preclude him from pursuing any other right or remedy available to him at law or equity and is in addition to them.

(c) Money deposited in an escrow account shall be released under the following terms and conditions:

(1) To the lessor ~~on certification by the appropriate local health authority that the premises have been inspected and that all lead-based paint violations have been corrected~~ UPON COMPLIANCE BY THE LESSOR WITH THE APPLICABLE RISK REDUCTION STANDARD; or

(2) To the lessee or any other person who has ~~corrected the lead-based paint violations~~ COMPLIED WITH THE APPLICABLE RISK REDUCTION STANDARD on presentation of a bill for the REASONABLE costs of ~~correcting the violations and a certification by the appropriate local health authority that the premises have been inspected and that all lead-based paint violations have been corrected~~ COMPLYING WITH THE APPLICABLE RISK REDUCTION STANDARD.

(d) A lessee may not be evicted, the tenancy may not be terminated, and the rent may not be raised for a lessee who elects to seek the remedies under this section. It shall be presumed that any attempt to evict the lessee, to terminate the tenancy, or to raise the rent, except for nonpayment of rent to an escrow agent, within two months after ~~the certification that violations have been corrected~~ COMPLIANCE WITH THE APPLICABLE RISK REDUCTION STANDARD, is in retaliation for lessee's proceeding under this section and shall be void.†

(E) THIS SECTION SHALL PREEMPT ANY PUBLIC LOCAL LAW OR ORDINANCE CONCERNING THE DEPOSIT OF RENT INTO AN ESCROW ACCOUNT BASED UPON THE EXISTENCE OF PAINT CONTAINING LEAD PIGMENT ON SURFACES IN OR ON A RENTAL DWELLING UNIT IN THE STATE AND DISPOSITION OF THAT RENT.

SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect October 1, 1997.

May 22, 1997

The Honorable Thomas V. Mike Miller, Jr.  
President of the Senate  
State House  
Annapolis MD 21401

Dear Mr. President:

In accordance with Article II, Section 17 of the Maryland Constitution, I have today vetoed Senate Bill 804.

This bill repeals the supplemental State tax on the total amount bet annually on both thoroughbred and harness racing.

House Bill 1196, which was passed by the General Assembly and signed by me on this