

- (v) ~~1.~~ An environmental site assessment that includes:

~~A. 1.~~ ~~[established]~~ ESTABLISHED Phase I ~~[and Phase II]~~ site assessment standards and follows principles established by the American Society for Testing and Materials and that demonstrates to the satisfaction of the Department that the assessment has ~~[adequately investigated all potential sources and areas of contamination]~~ BEEN CONDUCTED IN ACCORDANCE WITH THOSE STANDARDS AND PRINCIPLES; AND

~~B. 2.~~ A PHASE II SITE ASSESSMENT ~~IF~~ UNLESS THE DEPARTMENT CONCLUDES, AFTER REVIEW OF THE PHASE I SITE ASSESSMENT, THAT THERE ARE IS SUFFICIENT INFORMATION TO DETERMINE THAT THERE ARE NO RECOGNIZED ENVIRONMENTAL CONDITIONS, AS DEFINED BY THE AMERICAN SOCIETY FOR TESTING AND MATERIALS; AND

~~2. FOR AN APPLICATION FOR A PORTION OF A PROPERTY IN ACCORDANCE WITH § 7-501(G)(1) OF THIS SUBTITLE, AN ENVIRONMENTAL SITE ASSESSMENT THAT HAS BEEN CONDUCTED FOR THE ENTIRE PROPERTY; and~~

(vi) A description, in summary form, of a proposed voluntary cleanup project that includes the proposed cleanup criteria under § 7-508 of this subtitle and the proposed future use of the property, if appropriate; and

- (2) Pay to the Department:

(I) ~~[an]~~ AN INITIAL application fee of \$6,000[, unless the Department determines that a lesser fee would be sufficient to cover the costs described in subsection (d) of this section] WHICH THE DEPARTMENT MAY REDUCE ON A DEMONSTRATION OF FINANCIAL HARDSHIP IN ACCORDANCE WITH SUBSECTION (B) OF THIS SECTION; ~~AND~~

(II) AN APPLICATION FEE OF \$2,000 FOR EACH APPLICATION SUBMITTED SUBSEQUENT TO THE INITIAL APPLICATION FOR THE SAME PROPERTY; AND

(III) AN APPLICATION FEE OF \$2,000 FOR EACH APPLICATION SUBMITTED SUBSEQUENT TO THE INITIAL APPLICATION FOR CONTIGUOUS OR ADJACENT PROPERTIES THAT ARE PART OF THE SAME PLANNED UNIT DEVELOPMENT OR A SIMILAR DEVELOPMENT PLAN.

(B) THE DEPARTMENT SHALL ADOPT REGULATIONS TO ESTABLISH CRITERIA FOR DETERMINING WHETHER AN APPLICANT'S STATUS FOR A DEMONSTRATION OF APPLICANT HAS DEMONSTRATED FINANCIAL HARDSHIP.

(C) (1) THE APPLICANT MAY DELAY SUBMITTING THE PHASE II SITE ASSESSMENT UNTIL AFTER THE APPLICATION AND APPLICABLE FEES ARE SUBMITTED.

(2) IF AN APPLICANT DELAYS FILING A PHASE II SITE ASSESSMENT, ALL RELATED DEADLINES FOR PUBLIC NOTICE AND ACTION BY THE DEPARTMENT SHALL BE EXTENDED AND CONFORM WITH THE DATE THE PHASE II SITE ASSESSMENT IS SUBMITTED AND THE APPLICATION IS COMPLETE.