

(iii) Which is subject to ongoing maintenance and testing as specified by the Department by regulation.

Article - Real Property

8-215.

(A) IN THIS SECTION, "AFFECTED PROPERTY" AND "OWNER" HAVE THE MEANINGS STATED IN § 6-801 OF THE ENVIRONMENT ARTICLE.

(B) (1) IF AN OWNER OF AN AFFECTED PROPERTY FAILS TO COMPLY WITH THE APPLICABLE RISK REDUCTION ~~STANDARDS UNDER §§ 6-815 AND 6-819~~ STANDARD UNDER § 6-815 OR § 6-819 OF THE ENVIRONMENT ARTICLE, THE OWNER, ON THE WRITTEN REQUEST OF THE TENANT, SHALL:

(I) IMMEDIATELY RELEASE THE TENANT FROM THE TERMS OF THE LEASE OR RENTAL AGREEMENT FOR THAT PROPERTY; AND

(II) PAY TO THE TENANT ALL REASONABLE RELOCATION EXPENSES, NOT TO EXCEED \$2,500, DIRECTLY RELATED TO THE PERMANENT RELOCATION OF THE TENANT TO A LEAD-FREE DWELLING UNIT OR ANOTHER DWELLING UNIT THAT HAS SATISFIED THE RISK REDUCTION STANDARD IN ACCORDANCE WITH § 6-815 OF THE ENVIRONMENT ARTICLE.

(2) A TENANT'S WRITTEN REQUEST TO THE LANDLORD UNDER PARAGRAPH (1) OF THIS SUBSECTION SHALL INCLUDE ANY RISK REDUCTION CERTIFICATION INFORMATION PROVIDED BY THE DEPARTMENT OF THE ENVIRONMENT.

(3) WITHIN 3 BUSINESS DAYS OF RECEIPT OF A TENANT'S WRITTEN REQUEST UNDER PARAGRAPH (1) OF THIS SUBSECTION, AN OWNER MAY PROVIDE TO THE TENANT:

(I) A CURRENT AND VALID RISK REDUCTION CERTIFICATE;

(II) A LEAD-FREE CERTIFICATE;

(III) A STATEMENT OF VERIFICATION BY THE OWNER AND TENANT OF WORK PERFORMED IN ACCORDANCE WITH § 6-819(F)(1) OF THE ENVIRONMENT ARTICLE FOR THE AFFECTED PROPERTY; OR