



This brochure provides general information about landlord responsibilities related to lead in residential dwellings.

Regulatory guidance for all landlords on disclosure can be viewed at:

<http://www.hud.gov/offices/lead/enforcement/disclosure.cfm>

Regulatory guidance for multiple dwelling owners can be viewed at:

<http://www.state.nj.us/dca/codes/> and http://www.state.nj.us/dca/dcr/leadsafe/combined_lead_regs.pdf

For more information, contact:

**New Jersey Department of Community Affairs
Lead Hazard Control Assistance Program
1-877-DCA-Lead (1-877-322-5323)**



**NJ Department of Community Affairs
Division of Housing and Community Resources
Lead Hazard Control Assistance Program**
101 South Broad Street, PO Box 811
Trenton, NJ 08625-0811

1-877-DCA-LEAD (1-877-322-5323)
www.leadsafenj.org

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101 South Broad Street
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Landlords and LEAD

Know the Rules

**Department of Community Affairs
Lead Hazard Control Assistance Program**



State of New Jersey
Jon S. Corzine, *Governor*

Department of Community Affairs
Charles A. Richman, *Acting Commissioner*

KNOW THE LEAD STATUS OF YOUR DWELLING

If your rental residential property was **constructed prior to 1978** it may contain lead-based paint. The only way to know for sure is to test.

HOW DO I HAVE MY PROPERTY TESTED?

Contact a licensed lead evaluation firm to perform the testing. Ask the testing company questions about the different kinds of testing that they do. The most comprehensive test is a combined lead inspection/risk assessment. This test identifies all the building components and surfaces that contain lead-based paint AND tells you where the lead paint is hazardous. It also includes testing of household dust and bare soil.

Go to www.lead safenj.org for a list of licensed lead evaluation contractors.

WHAT DO I DO WITH NEGATIVE TEST RESULTS?

1. Tell your tenants (in writing) that the paint was tested and the property has no lead-based paint.
2. Get a lead free certificate from the licensed lead evaluation firm performing the testing.
3. If your property is a multiple dwelling (3 or more units), submit the Lead Free Certificate to the NJ Department of Community Affairs, Bureau of Housing Inspection, PO Box 810, Trenton, NJ 08625.

Properties that are documented to be lead free are exempt from the lead-safe maintenance requirements of the multiple dwelling code.

WHERE CAN I GET INFORMATION ON TRAINING OF WORKERS?

Go to www.lead safenj.org for courses available in your area.

WHAT DO I DO WITH POSITIVE TEST RESULTS?

1. Tell your tenants (in writing) where the lead is located in the property and give them a copy of the Federal EPA booklet Protect Your Family from Lead in Your Home.
2. Repair any defective paint and all causes of paint deterioration.
3. Tell your tenants about the work you are doing to fix the problem.
4. Use workers trained in lead-safe building maintenance practices to perform all repairs.
5. Protect tenants and their belongings while the work is being performed.
6. Clean up carefully at the end of the work day and at the end of the job.
7. Take lead dust wipe tests after clean-up to prove that you cleaned up properly.
8. Get a lead hazard free certificate from the licensed lead evaluation firm performing the testing.
9. Keep records of all testing and work performed.
10. Keep copies of the certification of training for all persons performing work on your property.
11. Tell your tenants to report defective paint and other conditions that cause deterioration of paint immediately.

Landlords and LEAD

Know the Rules

WHAT ARE MY ONGOING RESPONSIBILITIES?

1. Set up a schedule to visually assess lead painted surfaces and components on a regular basis. Do the visual assessment and keep records of your findings and repairs.
2. Respond to tenant complaints of defective paint right away but no later than 30 days from the date you are notified (if a child under 6 or pregnant woman lives in the apartment with the problem, fix it in a week or less).
3. Respond to tenant complaints of other conditions that may cause deterioration of paint like roof and plumbing leaks the same way.
4. Always use trained workers, protect tenants and their belongings, clean up and take dust wipe tests following work.

I WANT TO FIX THE LEAD HAZARDS BUT I DON'T HAVE THE MONEY. WHAT CAN I DO?

Low interest deferred payment loans are available through the lead hazard control assistance (LHCA) fund for any sized residential dwelling.

Owner-occupants of 1-4 family dwellings may qualify for deferred payment loans with provisions for forgiveness, if their total household income does not exceed 80% of the median income for the area.

For an application to the LHCA Fund visit www.lead safenj.org and click on Financial Assistance for instructions on how to apply and for an application.