New Jersey’s Lead-Safe Certification Law: Lead-Based Paint Inspections in Rental Dwelling Units:

N.J.A.C. 5:28A went into effect July 22, 2022 requiring all NJ rental properties that are not exempt to complete a Lead-Safe Certification inspection upon their first turnover or before July 2024, whichever is earlier.

**Is your NJ Rental Property Exempt?**

 **•** If the property was constructed after 1978, YES!

 **•** If the property has been issued a Lead-Safe Certification from a NJ Department of Community Affairs (DCA) approved lead evaluation contractor, YES!

If you do not meet any of these exemptions you will be required to have a Visual and/or Dust Wipe Lead-Paint Inspection.

**Who can perform Inspections?**

Inspections, (visual and/or dust wipe) can only be done by

1. a NJ DCA certified Lead Evaluation contractor hired by the municipality,

OR

1. the property owner can directly hire a NJ DCA Certified Lead Evaluation contractor to provide the required inspection services.

To schedule an inspection through the City of Estell Manor shared services agreement with LEW Environmental contact the ACIA at (609) 343-2390.

Both options will assess a fee for the inspection services.

**What happens after the inspection?**

If lead-based paint hazards are not found during the inspection, the DCA certified lead evaluation contractor shall certify the dwelling unit as lead-safe on a form prescribed by the Department of Community Affairs.

If lead-based paint hazards are found, the lead evaluation contractor shall notify the Commissioner of Community Affairs. The hazards must be properly addressed by either lead-based paint abatement or lead based paint hazard control methods (Lead Abatement Contractors must be certified).

\*The law also requires that if lead is found, affected tenants are eligible to be moved into lead-safe housing with financial help from the state Department of Community Affairs.

Upon completion of correcting any lead-based paint hazard identified during the visual Lead Safe Certification Inspection, the Lead evaluation contractor shall conduct a follow up inspection (visual &/or dust wipes) of the unit to certify that the hazard no longer exists. Additional fees may apply.

For more information visit: <https://www.nj.gov/dca/codes/resources/leadpaint.shtml#:~:text=All%20rental%20dwelling%20units%20required,later%20than%20July%2022%2C%202024>