

Public Health Advisory Committee

June 26, 2018

Agenda for June 26, 2018
Sub-committee month
 6:00 – 8:00 p.m.
 Minneapolis City Hall, Room 132

Agenda Item	Presenter	Time	Committee Action
Welcome and Introductions – Tonight we are joined by Deputy Commissioner, Noya Woodrich	Sarah Jane Keaveny	6:00 – 6:15	
PHAC Logistics and Updates <i>Review and approve April minutes</i>		6:15 – 7:45	Approve Minutes
Committee Discussion <i>Communications/Operations:</i> <i>Work on draft of PHAC Annual report</i>	Peggy Reinhardt		
<i>Policy & Planning:</i> <i>Lead & Healthy Homes – discussion on committee actions</i>	Sarah Jane Keaveny & Cindy Hillyer		
<i>Collaboration & Engagement:</i> <i>Provide-gather feedback on the Mpls2040 Comp plan</i>			
Information Sharing <i>Announcements, news to share, upcoming events</i>	<i>Optional - if time allows</i>	7:45 – 8:00	Informational



Learn about Massachusetts Lead Law

Hundreds of young children are poisoned by lead paint in Massachusetts each year. The Lead Law protects child's right to a lead-safe home.

What does the Lead Law require?

The lead law requires the removal or covering of lead paint hazards in homes built before 1978 where any children under 6 live.

Lead paint hazards include loose lead paint and lead paint on windows and other surfaces accessible to children. Owners are responsible with complying with the law. This includes owners of rental property as well as owners living in their own single family home. Financial help is available through tax credits, grants and loans.

How does an owner comply with the lead law?

There are two ways:

1. Have all lead hazards removed or covered.
 - The owner must first hire a licensed lead inspector who will test the home for lead and record all lead hazards. After the work is approved, the owner will receive a Letter of Full Compliance.
2. Have only urgent lead hazards corrected, while controlling remaining hazards.
 - This temporary method is called interim control. The owner must first hire a licensed risk assessor who will explain what work needs to be done for interim control.

After the work is approved, the owner will receive a Letter of Interim Control. Owners then have up to two years to receive a Letter of Full Compliance.

TELL US WHAT YOU THINK

Who can remove or cover lead hazards?

Some work must be done by a licensed deleader. But, an owner or agent (someone working for an owner without a deleader's license) can perform some specific tasks. An owner or agent cannot begin any of those tasks until:

1. The home is inspected by a licensed lead inspector.
2. The owner or agent is trained to perform the deleading work.

If you have any questions, call the Childhood Lead Poisoning Prevention Program (CLPPP).

Additional Resources

[Removing Lead](#)

[Deleading on my own](#)

Can a rental property owner be held liable for a lead poisoned child?

Yes. If a child has lead poisoning from lead hazards where the child lives, the owner is legally responsible.

An owner cannot avoid liability by asking tenants to sign an agreement that they accept the presence of lead paint.

Complying with the Lead Law is the best protection an owner has from liability.

Can an owner evict or refuse to rent to a family with children under six if there is lead paint in the home?

No. An owner cannot evict, or refuse to rent to anyone because of lead paint. Discrimination is against the law and carries penalties.

TELL US WHAT YOU THINK

For more information, call the Massachusetts Commission Against Discrimination.

Additional Resources

Massachusetts Commission Against Discrimination

Full text and sections of the Lead Law

The following information is from the Massachusetts General Laws, [Part I, Administration of the Government](#), [Title XVI Public Health](#), [Chapter 111 Public Health](#).

- [Section 189A Definitions](#)
- [Section 190 Statewide program; director; advisory committee](#)
- [Section 191 Reports of lead poisoning; notifications to agencies; records](#)
- [Section 192 Educational and publicity program](#)
- [Section 192A Field testing and approval of new methods of removing paint and other materials](#)
- [Section 192 BP reparation of educational materials](#)
- [Section 193 Early identification program; examination and reports](#)
- [Section 194 Detection of sources of lead poisoning; inspection; search warrant; notice; examination of children; reports; records](#)
- [Section 194A Repealed, 1993, 482, Sec. 6](#)
- [Section 195 State laboratory for lead and lead poisoning detection; specimen analysis; fee; report as prima facie evidence](#)
- [Section 196 Prohibited acts; punishment; embargo of personal property](#)
- [Section 197 Duty of residential premises owners; interim control measures; removal or cover of offending paint, soil, or material](#)
- [Section 197 A Notice to prospective purchasers of premises; forms; letter of compliance; civil penalty](#)
- [Section 197 B Lead paint inspectors; deleaders; licensure](#)
- [Section 197 C Child exhibiting dangerous blood lead level after issuance of letters of compliance or interim control; liability](#)

Section 197 D Child exhibiting liability

Section 197 E Lead abatement plan program

TELL US WHAT YOU THINK

- [Section 198 Violations of state sanitary code; enforcement](#)
- [Section 199 Liability of owner of premises; punitive damages](#)
- [Section 199 A Unlawful practices in selling, renting, or leasing premises containing lead in paint, plaster or materials](#)
- [Section 199 B Exemptions from Secs. 189A to 199A](#)
- [Section 189 Application of chapter to cities](#)

Additional Resources



[105 CMR 460.000 Lead Poisoning Prevention and Control Regulation](#) (PDF 234.17 KB)



[105 CMR 460.000 Lead Poisoning Prevention and Control Regulation](#) (RTF 1.28 MB)

CONTACT

Childhood Lead Poisoning Prevention Program

Address

250 Washington Street, Boston, MA 02108

[directions](#) →

Phone

(617) 624-5757

(800) 532-9571

Fax

(617) 624-5777

RELATED

[Learn about lead testing for all children in Massachusetts](#) →

TELL US WHAT YOU THINK

[Deleading on my own →](#)

[La Ley del Plomo de Massachusetts →](#)

[Aviso a los inquilinos sobre la Ley del Plomo →](#)

Did you find the information you were looking for on this page? *

Yes

No

[SEND FEEDBACK](#)

[TELL US WHAT YOU THINK](#)

Tenant Lead Law Notification

What lead paint forms must owners of rental homes give to new tenants?

Before renting a home built before 1978, the property owner and the new tenant must sign two copies of this **Tenant Lead Law Notification** and **Tenant Certification Form**, and the property owner must give the tenant one of the signed copies to keep. If any of the following forms exist for the unit, tenants must also be given a copy of them: lead inspection or risk assessment report, **Letter of Compliance**, or Letter of Interim Control. **This form is for compliance with both Massachusetts and federal lead notification requirements.**

What is lead poisoning and who is at risk of becoming lead poisoned?

Lead poisoning is a disease. It is most dangerous for children under six years old. It can cause permanent harm to young children's brain, kidneys, nervous system and red blood cells. Even at low levels, lead in children's bodies can slow growth and cause learning and behavior problems. Young children are more easily and more seriously poisoned than others, but older children and adults can become lead poisoned too. Lead in the body of a pregnant woman can hurt her baby before birth and cause problems with the pregnancy. Adults who become lead poisoned can have problems having children, and can have high blood pressure, stomach problems, nerve problems, memory problems and muscle and joint pain.

How do children and adults become lead poisoned?

Lead is often found in paint on the inside and outside of homes built before 1978. The lead paint in these homes causes almost all lead poisoning in young children. The main way children get lead poisoning is from swallowing lead paint dust and chips. Lead is so harmful that even a small amount can poison a child. Lead paint under layers of nonleaded paint can still poison children, especially when it is disturbed, such as through normal wear and tear and home repair work.

Lead paint dust and chips in the home most often come from peeling or chipping lead painted surfaces; lead paint on moving parts of windows or on window parts that are rubbed by moving parts; lead paint on surfaces that get bumped or walked on, such as floors, porches, stairs, and woodwork; and lead paint on surfaces that stick out which a child may be able to mouth such as window sills.

Most lead poisoning is caused by children's normal behavior of putting their hands or other things in their mouths. If their hands or these objects have touched lead dust, this may add lead to their bodies. A child can also get lead from other sources, such as soil and water, but these rarely cause lead poisoning by themselves. Lead can be found in soil near old, lead-painted homes. If children play in bare, leaded soil, or eat vegetables or fruits grown in such soil, or if leaded soil is tracked into the home from outside and gets on children's hands or toys, lead may enter their bodies. Most adult lead poisoning is caused by adults breathing in or swallowing lead dust at work, or, if they live in older homes with lead paint, through home repairs.

How can you find out if someone is lead poisoned?

Most people who are lead poisoned do not have any special symptoms. The only way to find out if a child or adult is lead poisoned is to have his or her blood tested. Children in Massachusetts must be tested at least once a year from the time they are between nine months and one year old until they are four years old. Your doctor, other health care provider or Board of Health can do this. A lead poisoned child will need medical care. A home with lead paint must be delead for a lead poisoned child to get well.

What kind of homes are more likely to have lead paint?

In 1978, the United States government banned lead from house paint. Lead paint can be found in all types of homes built before 1978: single-family and multi-family; homes in cities, suburbs or the countryside; private housing or state or federal public housing. The older the home, the more likely it is to have lead paint. The older the paint, the higher its lead content is likely to be.

Can regular home repairs cause lead poisoning?

There is a danger of lead poisoning any time painted surfaces inside or outside the home are scraped for repainting, or woodwork is stripped or removed, or windows or walls are removed. This is because lead paint is found in almost all Massachusetts homes built before 1978, and so many of Massachusetts' homes are old. Special care must be taken whenever home repair work is done. No one should use power sanders, open flame torches, or heat guns to remove lead paint, since these methods create a lot of lead dust and fumes. Ask the owner of your home if a lead inspection has been done. The inspection report will tell you which surfaces have lead paint and need extra care in setting up for repair work, doing the repairs, and cleaning up afterwards. Temporarily move your family (especially children and pregnant women) out of the home while home repair work is being done and cleaned up. If this is not possible, tape up plastic sheets to completely seal off the area where the work is going on. No one should do repair work in older homes without learning about safe ways to do the work to reduce the danger of lead dust. Hundreds of cases of childhood and adult lead poisoning happen each year from home repair work.

What can you do to prevent lead poisoning?

- Talk to your child's doctor about lead.
- Have your child tested for lead at least once a year until he/she is four years old.
- Ask the owner if your home has been deleaded or call the state Childhood Lead Poisoning Prevention Program (CLPPP) at 1-800-532-9571 or www.mass.gov/dph/clppp. You can also check with your local Board of Health.
- Tell the owner if you have a new baby, or if a new child under six years old lives with you.
- If your home was deleaded, but has peeling paint, tell and write the owner. If he/she does not respond, call CLPPP or your local Board of Health.
- Make sure only safe methods are used to paint or make repairs to your home, and to clean up afterwards.
- If your home has not been deleaded, you can do some things to temporarily reduce the chances of your child becoming lead poisoned. You can clean your home regularly with paper towels and any household detergent and warm water to wipe up dust and loose paint chips. Rub hard to get rid of more lead. When you are done, put the dirty paper towels in a plastic bag and throw them out. The areas to clean most often are window wells, sills, and floors. Wash your child's hands often (especially before eating or sleeping) and wash your child's toys, bottles and pacifiers often. Make sure your child eats foods with lots of calcium and iron, and avoid foods and snacks that are high in fat. If you think your soil may have lead in it, have it tested. Use a door mat to help prevent dirt from getting into your home. Cover bare leaded dirt by planting grass or bushes, and use mats, bark mulch or other ground covers under swings and slides. Plant gardens away from old homes, or in pots using new soil. Remember, the only way to permanently lower the risk of your child getting lead poisoned is to have your home deleaded if it contains lead paint.

How do you find out where lead paint hazards may be in a home?

The only way to know for sure is to have a lead inspection or risk assessment done. The lead inspector will test the surfaces of your home and give the landlord and you a written report that tells you where there is lead in amounts that are a hazard by state law. For interim control, a temporary way to have your home made safe from lead hazards, a risk assessor does a lead inspection plus a risk assessment. During a risk assessment, the home is checked for the most serious lead hazards, which must be fixed right away. The risk assessor would give the landlord and you a written report of the areas with too much lead and the serious lead hazards. Lead inspectors and risk assessors have been trained, licensed by the Department of Public Health, and have experience using the state-approved methods for testing for lead paint. These methods are use of a sodium sulfide solution, a portable x-ray fluorescence machine or lab tests of paint samples. There is a list of licensed lead inspectors and risk assessors at www.mass.gov/cph/clppp.

In Massachusetts, what must the owner of a home built before 1978 do if a child under six years old lives there?

An owner of a home in Massachusetts built before 1978 must have the home inspected for lead if a child under six years old lives there. If lead hazards are found, the home must be deleaded or brought under interim control. Only a licensed deleader may do high-risk deleading work, such as removing lead paint or repairing chipping and peeling

lead paint. You can get a list of licensed deleaders from the state Department of Labor and Workforce Development. Deleaders are trained to use safe methods to prepare to work, do the deleading, and clean up. Either a deleader, the owner or someone who works for the owner who is not a licensed deleader can do certain other deleading and interim control work. Owners and workers must have special training to perform the deleading tasks they may do. After the work is done, the lead inspector or risk assessor checks the home. He or she may take dust samples to test for lead, to make sure the home has been properly cleaned up. If everything is fine, he or she gives the owner a Letter of Compliance or Letter of Interim Control. After getting one of these letters, the owner must take care of the home and make sure there is no peeling paint.

What is a Letter of Compliance?

It is a legal letter under state law that says either that there are no lead paint hazards or that the home has been delead. The letter is signed and dated by a licensed lead inspector.

What is a Letter of Interim Control?

It is a legal letter under state law that says work necessary to make the home temporarily safe from serious lead hazards has been done. The letter is signed and dated by a licensed risk assessor. It is good for one year, but can be renewed for another year. The owner must fully delead the home and get a Letter of Compliance before the end of the second year.

Where can I learn more about lead poisoning?

Massachusetts Department of Public Health
Childhood Lead Poisoning Prevention Program (CLPPP)
(For more copies of this form, as well as a full range of information on lead poisoning prevention, tenants' rights and responsibilities under the MA Lead Law, how to clean lead dust and chips, healthy foods to protect your children, financial help for owners, safe deleading and renovation work, and soil testing.)
1-800-532-9571 or 617-624-5757
www.mass.gov/dph/clppp

Massachusetts Department of Labor and
Workforce Development
(List of licensed deleaders)
617-626-6960

Your local lead poisoning prevention program
or your Board of Health, www.mhoa.com/roster.htm

U.S. Consumer Product Safety Commission
(Information about lead in consumer products)
1-800-638-2772 or www.cpsc.gov

U.S. Environmental Protection Agency, Region I
(Information about federal laws on lead)
617-918-1328 or www.epa.gov/lead/

National Lead Information Center
(General lead poisoning information)
1-800-424-Lead (or 5323)

Tenant Certification Form

Required Federal Lead Warning Statement

Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, lessors must disclose the presence of known lead-based paint and/or lead-based paint hazards in the dwelling. Lessees must also receive a federally approved pamphlet on lead poisoning prevention. The **Massachusetts Tenant Lead Law Notification and Certification Form** is for compliance with state and federal lead notification requirements.

Owner's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):

(i) Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

(ii) Owner/Lessor has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the owner/lessor (Check (i) or (ii) below):

(i) Owner/ Lessor has provided the tenant with all available records and reports pertaining to lead -based paint and/or lead-based paint hazards in the housing (circle documents below).

Lead Inspection Report; Risk Assessment Report; Letter of Interim Control; Letter of Compliance

(ii) Owner/Lessor has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Tenant's Acknowledgment (initial)

(c) Tenant has received copies of all documents circled above.

(d) Tenant has received no documents listed above.

(e) Tenant has received the Massachusetts Tenant Lead Law Notification.

Agent's Acknowledgment (initial)

(f) Agent has informed the owner/lessor of the owner's/lessor's obligations under federal and state law for lead-based paint disclosure and notification and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

_____ Owner/Lessor	_____ Date	_____ Owner/Lessor	_____ Date
_____ Tenant	_____ Date	_____ Tenant	_____ Date
_____ Agent	_____ Date	_____ Agent	_____ Date

Owner/Managing Agent Information for Tenant (Please Print):

_____ Name	_____ Street	_____ Apt.
_____ City/Town	_____ Zip	_____ Telephone

I (owner/managing agent) certify that I provided the Tenant Lead Law Notification/ Tenant Certification Form and any existing Lead Law documents to the tenant, but the tenant refused to sign this certification.

The tenant gave the following reason: _____

The Massachusetts Lead Law prohibits rental discrimination, including refusing to rent to families with children or evicting families with children because of lead paint.

Contact the Childhood Lead Poisoning Prevention Program for information on the availability of this form in other languages.

Tenant and owner must each keep a completed and signed copy of this form.



Lead-based Paint

Lead is a highly toxic metal found naturally in the environment that can cause serious bodily damage. Lead is particularly harmful to children, in whom it can cause learning and behavior problems and delay physical growth and mental development. The use of lead-based paint in residential buildings was banned in New York City in 1960.

Lead Paint Law

The City's Childhood Lead Poisoning Prevention Act (Local Law 1 of 2004) requires landlords to identify and remediate lead-based paint hazards in the apartments of young children, using trained workers and safe work practices. **Lead-based paint is presumed to exist in a multiple dwelling unit if:**

- **The building was built before 1960 (or between 1960 and 1978 if the owner knows that there is lead-based paint) and**
- **A child under the age of six lives in the apartment.**

Owners of such buildings must:

- **Investigate lead-based paint hazards and remediate those hazards upon turnover of the apartment using safe work practices and trained workers.** For more information on work practices, read the [Guide to Local Law #1 of 2004 Work Practices](#).
- **Give new occupants a form inquiring if a child under age six will reside in the unit.** Owners must also certify on this form that they have performed the required work prior to occupancy of the unit by the new occupants.
 - [Lease/Commencement of Occupancy Notice for Prevention of Lead-Based Paint Hazards— Inquiry Regarding Child \(English and Spanish\)](#)
- **Include a notice about owner responsibilities under the law with each lease and provide a pamphlet informing occupants about lead.**
- **Send an annual lead notice between January 1st-15th to all tenants in pre-1960 multiple dwellings or dwellings constructed between 1960-1978 where lead-based paint is known to exist.** Owners must also send out annual window guard notices and may use this approved combination form to do so:
 - [Annual Notice to Tenant or Occupant in Buildings with 3 or More Apartments: Protect Your Child from Window Falls and Lead Poisoning](#)
- **Annually investigate units where children under six reside as well as common areas in the property to find peeling paint, chewable surfaces, deteriorated subsurfaces, and friction and impact surfaces. This investigation must be conducted more often if the owner knows about a condition that may cause a lead hazard, or the occupant complains about such a condition.** Owners must

physically inspect units whose occupants do not respond to determine if there is a child under six residing in the unit.

- Maintain records about annual inspections and any work performed.
- Correct any outstanding lead-based paint violations (issued under previous lead-based paint laws) using safe work practices set forth in Local Law 1, and maintain records about work performed

Note that the provisions of Local Law 1 do not apply in a dwelling unit in a building where title is held by a cooperative or condominium **and** the shareholder of record or his or her family occupies the unit. The law does, however, apply to cooperative or condominium units occupied by a tenant or subtenant.

Property owners can hire qualified companies to conduct testing to determine whether there is lead-based paint in their buildings and work proactively to reduce the liability associated with lead-based paint. Local Law 1 provides for an exemption from certain provisions of the law based on submission of the required testing and documentation—refer to HPD's Exemption application.

Removing lead-based paint violations

Important notice about the completion of work: Please be advised that the New York City Department of Health and Mental Hygiene Orders prohibit certain companies from performing lead paint testing, lead dust sampling, lead paint and lead dust analysis or lead abatement work. Consult DOHMH's website to access a listing of these companies. Certifications for corrections of HPD violations will be rejected should one of the companies identified on DOHMH's website complete work or testing related to these violations.

New Violations

Currently, HPD issues violations based on a surface testing positively for lead (order #617) and for surfaces which were not tested by HPD that are subject to the presumption in the law (order #616). Violations are also issued based on a failure to provide records requested by the Department after a lead-poisoned child is identified in the building by the Department of Health and Mental Hygiene (DOHMH) (order #618).

Order # Options for the owner

- | | |
|-----|--|
| 616 | Correct and certify the correction of the condition; File for a contestation; Request a postponement |
| 617 | Correct and certify the correction of the condition |
| 618 | Provide requested records within 45 days of demand. You can contact the Lead-Based Paint Inspection Unit's COTA Unit at (212) 863-5501, select option 5, for more details regarding the dismissal of this violation. |

Certification

If the correction period has not expired, the owner should correct and certify:

- Ensure that all work is performed by an EPA licensed firm and all required safework practices are followed. Dust clearance testing must occur each day and at the conclusion of the work. Review Guide To Local Law #1 of 2004 Work Practices for more details.
- Obtain the following documentation from the EPA licensed firm:
 - A sworn statement made by the agent or employee who performed the work to correct the lead-based paint hazard violation(s) stating that the work was performed in accordance with §27-2056.11 of Article 14 of the Housing Maintenance Code and §11-06 of Title 28 of the Rules of the City of New York. Include the start and completion date of the work, and contact information (phone or fax) for the individual signing the statement.
 - Sample Sworn Statement for the EPA-licensed lead abatement firm
 - A copy of the EPA certification for the firm that performed the work to correct the lead-based paint hazard violation(s).
- Obtain the following information from the firm that is conducting the dust clearance test:
 - A copy of the valid Certificate of Training of the individual who took surface dust samples. (NYC DOHMH Certificates of Training are not valid as of August 2004).
 - An affidavit from the individual who took the surface dust sample, verifying the date the sample was taken and indicating the address/apartment where the sample was taken
 - Sample Affidavit by dust wipe sampler
 - A copy of the State-certified laboratory analysis of all surface dust samples taken which indicates the method of analysis and preparation of the samples. The New York State Department of Health Environmental Laboratory Approval Program provides lists of certified labs.
- Certify the violation as corrected using the Certification of Correction Lead-Based Paint Hazard Violation form (the back of the Notice of Violation that HPD sent, which lists the violations on the front side).
- Submit the certification documents to HPD: HPD, Lead-Based Paint Inspection Program, 94 Old Broadway, 7th Floor, New York, NY 10027

Once all of this documentation is submitted to and accepted as on time and valid by HPD, a reinspection will be performed by HPD before a lead-based paint violation can be dismissed.

Postponements

An owner can request up to two postponements of the date of correction if he/she is having trouble scheduling the work for the reasons listed on the postponement request form. Review these documents carefully before applying for a postponement.

- 1st Request for Postponement of Time to Correct Lead-Based Paint Hazard Violation
- 2nd Request for Postponement of Time to Correct Lead-Based Paint Hazard Violation

Contestations

Contestations will be considered for presumed lead-based paint violations (order #616). The owner can contest the violation following the instructions on the Contestation form only if:

- The paint has been tested and is not lead. In this case, documentation regarding the testing must be provided as indicated on the contestation form, or;
- The building was built after 1960. A certificate of occupancy must be provided.

Overdue Violations

Lead-based paint violations have been issued under several different lead laws over the past 30 years. The laws required different methods of correction and different documentation to support the correction. If the deadline to correct and certify such a violation has passed, the owner cannot certify correction. The next steps that the owner must take will depend on whether an inspection has already been conducted by HPD. For more instructions on how to proceed for your particular building, go to HPDONLINE. Enter your building address and select Overdue Lead-Based Paint Violations from the left hand column. You will be presented with the list of violations that are open and next steps, including information on which of the below affidavits is required to be submitted.

AF-5: Affidavit of Compliance: Lead-based paint violations – for work completed after August 1, 2004

AF-3: Affidavit of Compliance: Lead-based paint violations – for work completed prior to August 1, 2004

For further questions, contact a Borough Service Center or call the Lead Hotline at (212) 863-5501.

Reporting

Within four months after the close of the first fiscal year, HPD provides to the City Council a written report on HPD's implementation of Local Law 1 during the preceding year. The report includes an analysis of the program, a detailed statement of revenue and expenditures, and a statistical section designed to provide a detailed explanation of HPD's enforcement, including information about complaints, inspections, violations, certification of corrections, and work orders.

- Lead-Based Paint Annual Report FY2017
- Lead-Based Paint Annual Report FY2016
- Lead-Based Paint Annual Report FY2015
- Lead-Based Paint Annual Report FY2014
- Lead-Based Paint Annual Report FY2013
- Lead-Based Paint Annual Report FY2012
- Lead-Based Paint Annual Report FY2011
- Lead-Based Paint Annual Report FY2010
- Lead-Based Paint Annual Report FY2009
- Lead-Based Paint Annual Report FY2008
- Lead-Based Paint Annual Report FY2007
- Lead-Based Paint Annual Report FY2006
- Lead-Based Paint Annual Report FY2005

Resources

Education

- Online and instructor-led training classes on Local Law 1
- For information on free training on lead-safe home repair, call the Department of Health and Mental Hygiene at (212) 226-5323.
- Lead Paint Information and Complaints from 311
- Tenant resources related to lead-based paint

Documents for Owners

- Rules of the NYC Childhood Lead Poisoning Prevention Act of 2003 (Local Law #1 of 2004)
- Owner's Responsibility under Local Law 1 of 2004
- Instructions for Landlords: Annual Notice to Tenant or Occupant in Buildings with 3 or More Apartments / Protecting Children from Window Falls and Lead Poisoning
- Department of Health and Mental Hygiene (DOHMH) Work Notification Form: Building owners must use this form to give 10 day advance notice to the DOHMH prior to undertaking work that disturbs more than 100 square feet or replaces two or more windows in an apartment with a child under six, where the building was either (a) built before 1960 or (b) built between 1960 and 1978 and the owner knows there is lead paint.
- Local Law 1 Exemption Application
- Guide to Local Law #1 of 2004 Work Practices
- Fix Lead Paint Hazards: What Landlords Must Do and Every Tenant Should Know (also available Spanish) Owners of multiple dwellings must give this brochure to tenants when they sign a lease or move into an apartment if the multiple dwelling was built before 1960, or was built between 1960 and 1978 if the owner knows that the building has lead paint.

Funding Available to Owners to Treat Lead-based Paint Hazards

- HPD's Primary Prevention Program

Repairs and Renovations

Owners should also be aware that under the law, not only lead violations, but also any repairs or renovations that are performed in dwelling units with children under age six must be undertaken by trained workers and followed by lead dust clearance tests upon completion. Any such work performed after August 2, 2004 is subject to the requirements under Local Law 1.

U.S. Environmental Protection Agency (EPA) Lead-Based Paint Renovation, Repair and Painting Rule

The EPA has issued rules to protect against lead-based paint hazards that can occur during renovations, repair and painting activities. These rules apply in New York City and are in addition to the repair and renovation requirements of Local Law 1. The effective date of the rules is April 22, 2010. For more information on the EPA renovation rules, and for a list of training providers, go to the EPA website.

Encapsulants

HPD's rules permit the use of encapsulants, **i.e.** materials that are applied over lead-based paint to seal the paint to a surface and prevent the release of paint chips or dust. See the NYS DOH website for details.
