

Landlord Certification Requirements

Property owners who perform renovation, repair and painting jobs in rental property should also:

- Take training to learn how to perform lead-safe work practices.
- Learn the lead laws that apply to you regarding certification and lead-safe work practices beginning in April 2010
- Keep records to demonstrate that you and your workers have been trained in lead-safe work practices and that you followed lead-safe work practices on the job.

To make recordkeeping easier, you may use the [sample record checklist](#) that EPA has developed to help contractors comply with the renovation record-keeping requirements that will take effect in April 2010.

Read about how to comply with EPA's rule in the [EPA Small Entity Compliance Guide to Renovate Right](#).

Read about how to use lead-safe work practices in EPA's [Steps to lead Safe Renovation, Repair and Painting](#).

Check Out www.epa.gov/lead/pubs/toolkits.htm

NEW US EPA RULES REQUIRE RENOVATORS TO LEAD-CERTIFY BEFORE RENOVATING OLDER HOUSING. Training course are available from lead training firms in Central NY.

www.epa.gov/lead/pubs/renovation.htm

Contractor Certification Requirements

Beginning April 2010 contractors performing work that disturbs lead-based paint in homes, child care facilities, and schools built before 1978 must:

Be EPA certified, and Follow specific work practices to prevent lead contamination. To learn more about how you can meet these requirements contact the National Lead Information Center at 1-800-424LEAD (5323) or visit www.epa/lead.

Currently Federal regulations require contractors to provide a copy of the Renovate Right pamphlet to owners and occupants prior to starting work in pre-1978 housing.

Contractors must also provide the Renovate Right pamphlet to owners and operators of child-care facilities and schools built prior to 1978 and provide information to parents or guardians of children under age 6 that attend these facilities.



To learn more about the requirements and how to obtain copies of the pamphlets contact the National Lead Information Center at 1-800-424-LEAD (5323) or visit EPA's Web site at epa.gov/lead

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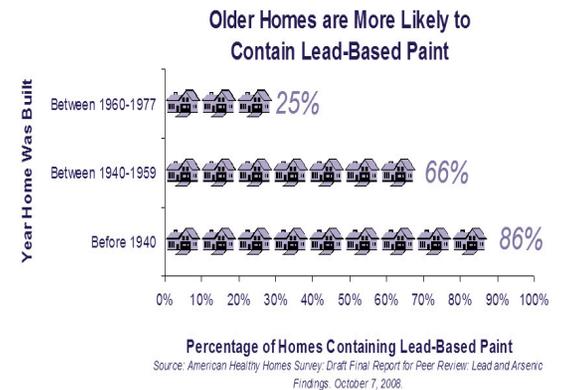
Training course are available in Central New York from lead training firms Call main office number below for information on courses to be held in a location near you.

Cornell University ILR,
237 Main Street, Suite 1200
Buffalo, NY 14203
716-852-4191

CNY Environmental Institute, Inc.
706 North Salina Street, Suite 301
Syracuse, NY 13208-2584
315-703-0153 Training nationwide

Environmental Education Associates, Inc.
346 Austin Street
Buffalo, NY 14207
716-833-2929

IMPORTANT INFORMATION FOR LANDLORDS ABOUT LEAD



About half of homes built before 1978 have lead-based paint.

The likelihood of finding lead-based paint increases with the age of the home:

Two out of three of homes built between 1940 and 1960 have lead-based paint.

Nine out of ten homes built before 1940 have lead-based paint.

LEAD PAINT INFORMATION REQUIREMENTS BEFORE LEASING A HOME OR APARTMENT:

Before a lease is signed or agreed upon, for pre-1978 homes or apartments, landlords must:

- Give an EPA-approved information pamphlet on identifying and controlling lead-based paint hazards (“**Protect Your Family From Lead In Your Home**”)
- Disclose any known information concerning lead-based paint or lead-based paint hazards. The landlord must also disclose information such as the location of the lead-based paint and/or lead-based paint hazards, and the condition of the painted surfaces.
- Provide any records and reports on lead-based paint and/or lead-based paint hazards which are available to the landlord (for multi-unit buildings, this requirement includes records and reports concerning common areas and other units, when such information was obtained as a result of a building-wide evaluation).
- Include an attachment to lease (or language inserted in the lease itself) which includes a Lead Warning Statement and confirms that the landlord has complied with all notification requirements.
- This attachment is to be provided in the same language used in the rest of the contract. Landlords, and agents, as well as tenants, must sign and date the attachment. Information on disclosure and disclosure forms is available at www.epa.gov/lead/pubs/leadbase.htm

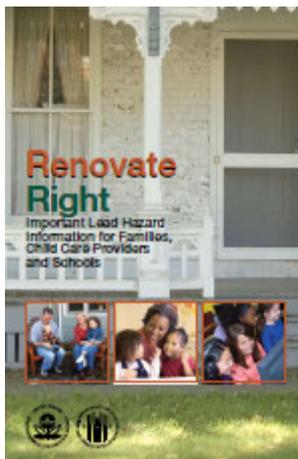


RENOVATION REQUIREMENTS

Common renovation activities like sanding, cutting, and demolition can create hazardous lead dust and chips by disturbing lead-based paint, which can be harmful to adults and children. To protect against this risk, on April 22, 2008, EPA issued a rule requiring the use of lead-safe practices and other actions aimed at preventing lead poisoning.

Under the rule, beginning in **April 2010**, contractors performing renovation, repair and painting projects that disturb lead-based paint in homes, child care facilities, and schools built before 1978 must be certified and must follow specific work practices to prevent lead contamination.

Property owners who renovate, repair, or prepare surfaces for painting in pre-1978 rental housing or space rented by child-care facilities must, before beginning work, provide tenants with a copy of EPA'S lead hazard information pamphlet “**Renovate Right: Important Lead hazard Information for Families, Child Care Providers and Schools**”



Owners of these rental properties must document compliance with this requirement.

EPA's sample pre-renovation disclosure form may be used for this purpose.

LEAD TRAINING REQUIREMENTS

After April 22, 2010, property owners who perform these projects in pre-1978 rental housing or space rented by child-care facilities **must be certified** and follow the lead-safe work practices required by EPA's Renovation, Repair and Remodeling rule.

To become certified, property owners must submit an application for firm certification and fee payment to EPA. EPA began processing applications on October 22, 2009. Learn the lead laws that apply to you regarding certification and lead-safe work practices beginning in April 2010.

Read more about EPA's rules and lead-safe work practices in EPA's pamphlet Contractors:Lead Safety During Renovation (www.epa.gov/lead)

See EPA's Lead: Renovator and Trainer Tool Box at www.epa.gov/lead/pubs/toolkits.htm and www.epa.gov/lead/pubs/training.htm for additional information.



New certification is required for all home improvement activity that disturbs more than 6 square feet of interior or 20 square feet of exterior lead paint in housing built before 1978, and in any child-occupied facility.