

09/23/22

Reference: DCA N.J. Lead based paint in rental dwellings.

Lead-Based Paint in Rental Dwellings (P.L. 2021, c.182) of 07/22/2022, Revised 09/07/22

Promulgated by:

New Jersey Department of Community Affairs, DCA

Division of Codes and Standards

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P.L.2021 C.182, applies to residential buildings, built prior to 1978, including certain single-family, two-family and multiple rental dwellings. (Certain owner occupied dwellings and prior exempted or registered multi-family dwellings may be exempt from this regulation.)

The law addresses lead-based paint hazards in residential rental property and establishes lead-based paint hazard control work programs.

The law assumes that properties built prior to 1978 may contain lead-based paint that when damaged may become hazardous.

The owner of the property may contact a Lead Paint Inspector/Risk assessor to test the paint for lead content using the XRF method.

If the dwelling is found to be free of Lead-based paint, then a LEAD FREE Certificate can be issued and can be used to exempt the dwelling from the need to be periodically inspected.

If the unit is found to contain Lead-based paint in intact condition and no dust or chips are present, then a LEAD SAFE Certificate can be issued and subsequent periodic inspections must be conducted, thereafter at the earlier of three years or upon tenant turnover and no later than by 07/22/2024.