

Preparing Tenants

Current tenants should be provided with educational materials informing them of the steps that can be taken by families to prevent Lead Poisoning. It is important that tenants take responsibility to protect themselves and their families from lead exposure.

Landlords must give prospective tenants the following:

- 1) An EPA-approved information pamphlet on identifying and controlling lead-based paint hazards
- 2) Any known information concerning lead-based paint or hazards pertaining to the building
- 3) A lead disclosure attachment to the lease, or language inserted in the lease, that includes a “Lead Warning Statement” and confirms that you have complied with all requirements

Lead poisoning poses serious health threats to adults and especially children. Even low levels of lead in a fetus or young child can produce a variety of impairments and health related problems, including reduced intelligence and decreased attention span, learning disabilities, hearing impairments, and behavioral problems. The most common exposure to lead hazards come from paint, soil, and dust hazards. These conditions are most commonly found in homes built before 1978.

Toledo-Lucas County Health Department

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The Landlord Guide

Toledo Lead Safe Ordinance



The City of Toledo Lead Ordinance

In efforts to prevent lead poisoning the City of Toledo is requiring that any rental properties (4 units or less) and in-home daycares constructed prior to 1978 be registered with the Toledo-Lucas County Health Department and obtain a Lead-Safe Certification by September 17, 2017.

The First Step

Rental property owners will need each unit that is owned and constructed prior to 1978 to be inspected by a Local Lead Inspector. A Local Lead Inspector is considered an individual that is registered through the Toledo-Lucas County Health Department, licensed by the Ohio Department of Health as a lead risk assessor, lead inspector, or clearance technician. If an individual is not registered through the Toledo-Lucas County Health Department, they are not qualified to do an inspection according to the ordinance.

The Toledo-Lucas County Health Department will maintain an updated listing of Local Lead Inspectors on its website.

Preparing for Inspection

We encourage landlords to work with the Local Lead Inspector to prepare the unit for inspection. The unit should be free of deteriorating paint and there should be no bare soil on the dripline (a three foot area surrounding the structure of the unit).

Although it may be easiest for the unit to be vacant at the time of inspection, it is not necessary or advised

to evict current tenants from the unit. The Toledo-Lucas County Health Department provides a checklist for preparation tips for a lead dust wipe inspection on its website.



A Clean Report

Upon passing the inspection, your Local Lead Inspector will provide you with the paperwork to help you complete registration for your property. The following items are needed in order to register your property:

- 1) A completed application
- 2) A *Lead-Safe Report* issued by a Local Lead Inspector
- 3) A filing fee of \$45.00

Once these items are submitted to the Toledo-Lucas County Health Department they will be processed and a Lead Safe Certificate will be issued.

An Unsatisfactory Inspection

If the property does not pass the lead-safe inspection, the owner of the unit is required to prepare the house for re-inspection. This may include repainting, remodeling, removal or permanent covering of lead-contaminated soil, or cleaning the unit as recommended by the Local Lead Inspector. Please be aware of EPA RRP Rules when conducting work.

How long does the Lead-Safe Certificate last?

The “Lead-Safe Certificate” will expire from the date of issuance as follows:

- 1) Three years from the date of issuance for any property that fails the initial visual inspection or dust wipe test
- 2) Six years from the date of issuance for any property that passes the initial visual and dust wipe inspection
- 3) Twenty years from the date of issuance if the Residential Rental Property or Family Child Care Home has undergone proper Lead Abatement and can provide proof

Fines for Non-Compliance

Anyone found in violation of the ordinance after September 17, 2017 is subject to a \$50.00 per day fine per unit with a maximum penalty of \$10,000 per year per unit.

Changes in Residency or Ownership

Properties undergoing *sales, purchases, or transfers of ownership* must be issued an updated “Lead-Safe Certificate” in the name of the new Owner. The certificate will expire on the same date as indicated on the original certificate.

If occupancy of the property changes, the owner is responsible for completing and submitting a “Tenancy Update Form” to the Toledo-Lucas County Health Department within 10 days of the change.