

LEAD PAINT HAZARDS IN THE HOME

What tenants should know about their rights and responsibilities



Lead is a poison often found in old paint. Lead paint, and the dust that it turns into, is the most commonly identified source of childhood lead poisoning. Lead poisoning can cause learning and behavior problems in children. The use of lead paint in residential buildings was banned in New York City (NYC) in 1960. Buildings built before 1960 may still have lead paint on the walls, windows, windowsills, doors and other surfaces. If paint begins to peel or home repairs are done unsafely, lead paint and dust can spread around your home. When children put their hands and toys in their mouths, they can swallow lead dust.

There are laws and services in NYC to help protect children from lead poisoning. Landlords must identify and fix lead paint hazards in apartments where children 5 years or younger live or routinely spend 10 or more hours per week. These laws apply if the building has three or more apartments and was built before 1960 (or between 1960 and 1978 if the owner knows that the building has lead paint).



IT'S IMPORTANT FOR TENANTS TO KNOW THEIR RIGHTS AND RESPONSIBILITIES.

LANDLORDS must:

- Find out if any children 5 years or younger live or routinely spend 10 or more hours per week in the building and inspect those apartments for lead paint hazards every year.
- Repair lead paint hazards in all rental units, including one- and two-family homes, before a new tenant moves in.
- Use safe work practices and trained workers when fixing lead paint hazards and doing general repair work that disturbs lead paint.
- Use firms certified by the United States Environmental Protection Agency when disturbing more than 100 square feet of lead paint, replacing windows or fixing violations issued by the NYC Department of Housing Preservation and Development.

TENANTS must:

- Fill out and return the annual notice they receive from their landlord. This form tells the landlord if any children live or routinely spend time in the apartment.
- Notify the landlord in writing if they have a baby or if a child 5 years or younger comes to live or begins to routinely spend 10 or more hours per week in the apartment.

SAFE WORK PRACTICES INCLUDE:



Posting warning signs outside the work area.



Moving or covering all furniture and sealing off floors, doors and other openings with plastic and waterproof tape.



Cleaning the work area daily with either wet mops or a HEPA vacuum, and cleaning with BOTH wet mops and a HEPA vacuum after work is done.



Having a trained person take clearance dust wipes after work is complete to make sure that lead dust levels are safe, and give a copy of the results to the tenant.

Landlords and contractors must NEVER dry-scrape or dry-sand lead paint.



WHAT YOU CAN DO TO PROTECT CHILDREN FROM LEAD PAINT

- Report peeling, cracked or loose paint in your apartment to your landlord. If your landlord does not fix peeling paint or if you think repair work is being done unsafely, call 311 to request a free inspection.
- Wash floors, windowsills, hands, toys and pacifiers often.
- Remind your doctor to test your child for lead poisoning at ages 1 year and 2 years. Ask the doctor about testing older children. If you do not have a doctor, call 311 to find out where to get your child tested.



HELP PREVENT LEAD POISONING. CALL 311 TO:

- Report unsafe work practices.
- Learn more about how to prevent lead poisoning.
- Order a free lead test kit for drinking water. You will receive the results within 30 days of submitting the water sample.
- Find out where to get your child tested and treated for lead poisoning.
- Order more copies of this document or other materials about lead poisoning prevention.

Owners of multiple dwelling buildings (three or more apartments) must give this document to tenants when they sign a lease or move into an apartment if the building was built before 1960 (or between 1960 and 1978 if the owner knows that the building has lead paint). This document contains basic legal information and is provided for your convenience only. For a copy of the laws and applicable rules, visit nyc.gov/hpd and search for **lead poisoning**.

For more information about preventing lead poisoning, visit nyc.gov/leadfree.