

LEAD PAINT HAZARDS IN THE HOME

What tenants should know about their rights and responsibilities





WHAT YOU SHOULD KNOW ABOUT LEAD PAINT

Lead is a poison often found in old paint. Lead paint, and the dust that it turns into, is the most common cause 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. Local Law 1 of 2004 requires landlords to identify and fix lead paint hazards in the apartments of children younger than age 6. This law applies 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).



WHAT YOU SHOULD KNOW ABOUT THE LAW

It's important to know your rights and responsibilities as a tenant.

LANDLORDS must:

- Find out if any children younger than age 6 live in the building. They must 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 when doing general repair work that disturbs lead paint.
- Use firms certified by the United States Environmental Protection Agency (EPA) when disturbing more than 100 square feet of lead paint, replacing windows or fixing violations issued by the New York City Department of Housing Preservation and Development (HPD).

TENANTS must:

- Fill out and return the annual notice they receive from their landlord. This form tells the landlord if any children younger than age 6 live in the apartment.
- Notify the landlord in writing if the tenant has a baby or if a child younger than age 6 comes to live 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 the repair work is done.



Having a trained person take clearance dust wipes after the 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 paint in your apartment to your landlord.
- Call 311 if your landlord does not fix peeling paint or if you think repair work is being done unsafely.
- 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.





YOU CAN HELP PREVENT LEAD POISONING

CALL 311 to:

- Report unsafe work practices.
- Learn more about how to prevent lead poisoning.
- Find out where to get your child tested and treated for lead poisoning.
- Order more copies of this brochure or other materials on Local Law 1 and lead poisoning prevention.

Owners of multiple dwelling buildings (three or more apartments) must give this brochure 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 brochure contains basic information about Local Law 1 of 2004 and is provided for your convenience only. For a copy of the law and applicable rules, visit nyc.gov/hpd.

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