



# **DON'T WAIT. GET AHEAD OF LEAD.**

**STARTING  
FEBRUARY 2021**

**applies to  
1-2 unit homes  
with tenants**

## **IS YOUR RENTAL PROPERTY SAFE?**

**UNDER NYC'S CHILDHOOD LEAD POISONING PREVENTION ACT, PROPERTY OWNERS MUST INSPECT AND REMEDIATE ALL POTENTIAL LEAD HAZARDS SAFELY.**

Starting in February 2021, this law applies to tenant-occupied, 1- and 2-unit private dwellings.



**Peeling lead paint is the most commonly identified source of lead poisoning in young children, who can swallow lead paint dust and chips from window sills and floors.**

Lead paint was banned from residential use in New York City by 1960 so city laws presume lead paint could exist in a building if it was built before that year. However, it is usually found under layers of newer, non-lead paint. If this non-lead paint that covers it remains intact, the lead paint underneath is not exposed. Paint layers that are peeling or on surfaces that receive impact or are regularly rubbed against another surface, such as doors and windows, can expose the lead paint, creating paint dust and chips that are harmful, especially for young children.



**Under NYC's Childhood Lead Poisoning Prevention Act (Local Law 1 of 2004), rental property owners must inspect and remediate all potential lead hazards safely, or face enforcement and penalties.**

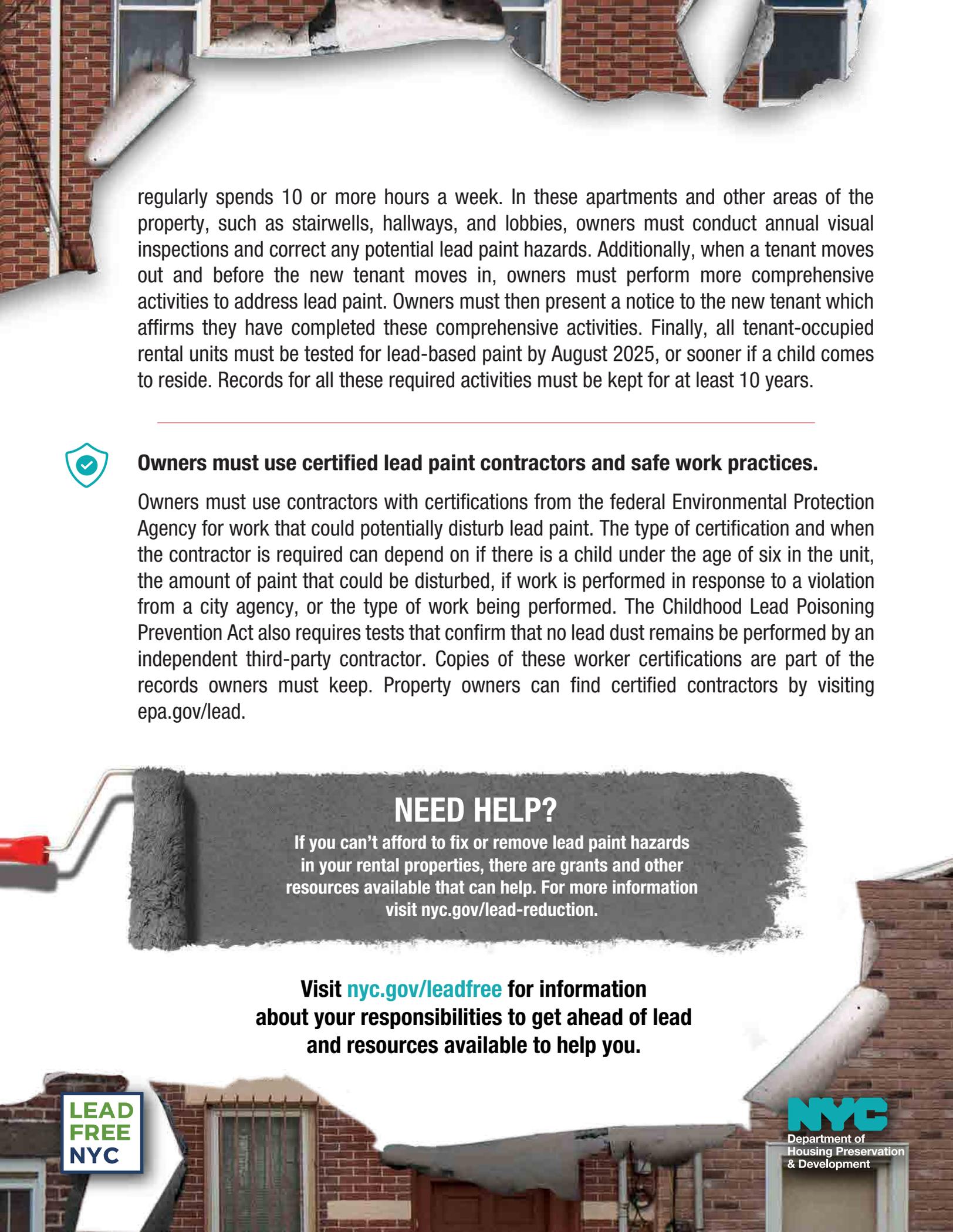
Every year, owners of rental properties built before 1960 must use an annual notice to determine if there are apartments in the building where a child under six lives or



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regularly spends 10 or more hours a week. In these apartments and other areas of the property, such as stairwells, hallways, and lobbies, owners must conduct annual visual inspections and correct any potential lead paint hazards. Additionally, when a tenant moves out and before the new tenant moves in, owners must perform more comprehensive activities to address lead paint. Owners must then present a notice to the new tenant which affirms they have completed these comprehensive activities. Finally, all tenant-occupied rental units must be tested for lead-based paint by August 2025, or sooner if a child comes to reside. Records for all these required activities must be kept for at least 10 years.



### **Owners must use certified lead paint contractors and safe work practices.**

Owners must use contractors with certifications from the federal Environmental Protection Agency for work that could potentially disturb lead paint. The type of certification and when the contractor is required can depend on if there is a child under the age of six in the unit, the amount of paint that could be disturbed, if work is performed in response to a violation from a city agency, or the type of work being performed. The Childhood Lead Poisoning Prevention Act also requires tests that confirm that no lead dust remains be performed by an independent third-party contractor. Copies of these worker certifications are part of the records owners must keep. Property owners can find certified contractors by visiting [epa.gov/lead](http://epa.gov/lead).



## **NEED HELP?**

If you can't afford to fix or remove lead paint hazards in your rental properties, there are grants and other resources available that can help. For more information visit [nyc.gov/lead-reduction](http://nyc.gov/lead-reduction).

Visit [nyc.gov/leadfree](http://nyc.gov/leadfree) for information about your responsibilities to get ahead of lead and resources available to help you.



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