

**ATTENTION:****Landlords, Investors, Sellers, Buyers and Real Estate Agents
Regarding Lead Based Paint in Rental Units**

Please be advised that last July the Governor signed P.L. 2021, c. 182 into law. This Lead Law addresses lead base paint hazards in rental housing. The Act took effect on July 22, 2022. The full text of the act is available online at: https://pub.njleg.gov/bills/2020/PL21/182_.PDF The act imposes an obligation on Municipalities that maintain permanent local agencies for the purposes of conducting inspections and enforcing laws, ordinances, and regulations concerning buildings and structures, to perform inspections of certain single -family, two family, and multiple rental dwellings for lead base paint hazards, at times specified in the act. **A municipality shall permit dwelling owners/ Landlords to directly hire a certified lead evaluation for this purpose.** If lead-base paint hazards are identified, then the owner of the dwelling shall remediate the hazards through abatement of lead-based paint hazard control mechanisms.

Effective July 22, 2022, a Lead safe certification **MUST** be provided upon applying for a rental certificate of occupancy.