

NJ Lead Safe Act / Lead-Based Paint Inspection Law P.L.2021, c.182

Attention all Landlords and Rental Property owners:

The New Jersey Department of Community Affairs (DCA) now requires all municipalities to comply with the Lead-Based Paint Inspection Law P.L.2021, c.182. All single-family, two-family, and multiple rental dwellings must be inspected for lead-based paint hazards, **except** for the following:

- Dwellings that were constructed during or after 1978.
- Single-family and two-family seasonal rental dwellings (rented out less than six months per year).
- Dwellings that have been certified to be free of lead-based paint pursuant to N.J.A.C. 5:17-3.16(b) either after an abatement is completed or an evaluation has confirmed that there is no lead-based paint in the dwelling.
- Multiple rental dwellings that have been registered with the Department of Community Affairs for at least ten years and have no outstanding lead violations from the most recent cyclical inspection performed on the multiple dwelling under the "Hotel and Multiple Dwelling Law (N.J.S.A. 55:13A-1)
- Dwellings with a valid lead-safe certificate issued pursuant to this law P.L.2021, c.182. Lead-safe certificates are valid for two years from the date of issuance.

If your property does not fall into one of these exceptions, you must have your rental property inspected for lead-based paint hazards. Property owners have the right to hire a Lead Evaluation Contractor to evaluate the property in order to obtain a Lead-Safe Certificate. A list of qualified can be found here: https://www.state.nj.us/dca/divisions/codes/publications/pdf_lead/ld_abat_c.pdf

The Township of Piscataway requires a visual assessment for lead-based paint hazards and the inspector will examine rental dwellings for deteriorated paint or visible surface dust, debris, or residue. Paint is deteriorated when it is peeling, chipping, chalking, or cracking. The inspector will look for deteriorated paint on all painted building components, especially any walls, window, or trim. The inspector shall look on surfaces that experience friction or impact around windows and doors for damaged and deteriorated paint. If deteriorated paint is found during the course of a visual assessment, the property owner may have a dust wipe inspection (by a DCA certified lead evaluation contractor at the owner's expense) to confirm the presence of lead-based paint.

If lead-based paint hazards are found during an inspection, the owner of the dwelling unit must remediate the lead-based paint hazard or abate the lead-based paint hazard in accordance with all applicable Federal and State regulations.

If there are no lead-based paint hazards found you will be issued a Lead-Safe Certificate which is valid for two years. Property owners will have to have each dwelling unit re-inspected prior to the expiration of the Lead-Safe Certificate.