

Lead-Based Paint

The Lead-Based Paint Inspection Law (P.L.2021, C.182)

The Lead-based Paint Inspection Law (P.L.2021, c.182) addresses lead-based paint hazards in residential rental property and establishes lead-based paint hazard control work programs.

So, what does this Lead Safe Certification law require of a property owner?

If you rent pre-1978 property in Jamesburg that does not qualify for one of several exemptions, beginning July 2022, you will be required to have a VISUAL lead-paint inspection (interiors, common areas and exteriors / out buildings) upon tenancy turnover of each unit or every three years, whichever ever happens first. You must obtain a Lead Safe Certification or Lead Free Certification.

- **Lead Safe Certification** is issued where, upon inspection, a lead paint hazard(s) is/are found on the property by a local agency or state certified professional but is safely treated and requires no further action at the time of inspection or occupancy turn-over. This certification type is only good for two years and will expire.
- **Lead Free Certification** is issued where, upon inspection, no lead paint is found on the property by a state certified professional (Jamesburg's local agency does not issue Lead Free Certificates). This certification type is good for the life of the property and does not expire unless a lead based paint illness is reported to the State.

If you have not tested for lead based paint and the property is pre-1978 original construction, the law states you must assume all interior and exterior paint on the property is lead-based paint.

The visual inspection required in Jamesburg can only be done by a Municipal's local agency inspection program or a NJ DCA certified Lead Evaluation contractor all of whom will assess a fee for inspection services. A list of certified lead evaluation contractors can be found below.

Lead-Based Paint in Rental Dwellings Guide for Owners & Residents

This guide is intended to provide a comprehensive overview of lead-based paint hazards, how to inspect for such hazards, and how hazards can be mitigated or eliminated for compliance with P.L.2021, c.182. The guide is intended to serve owners and residents of rental dwellings throughout the State of New Jersey.

<https://www.njlm.org/DocumentCenter/View/10082/20220603-Guide-to-Lead-Based-Paint-in-Rental-Dwellings-PL2021-c182>

DCA Certified Lead Inspectors

Individuals are certified as lead inspector/risk assessors, lead abatement workers, and lead abatement supervisors by the New Jersey Department of Health pursuant to their regulations at N.J.A.C. 8:62, adopted under the authority of N.J.S.A. 26:2Q-1, et seq. Information on the requirements for an individual to be certified may be found online at:

https://www.nj.gov/dca/divisions/codes/offices/leadhazard_abatement.html

DCA Certified Lead Abatement Firms

Firms that perform lead evaluation or abatement services are certified by the Department of Community Affairs. This information may be found online at:

https://www.nj.gov/dca/divisions/codes/offices/leadhazard_abatement.html

Related Forms and Publications

- [Application, Lead Abatement Contractor](#)
- [Application, Lead Evaluation Contractor](#)
- [Certified Lead Abatement Contractors](#)
- [Certified Lead Evaluation Contractors](#)
- [Lead 10 day notification](#)
- [Residential Lead Abatement Contractors \(all\)](#)
- [Residential Lead Abatement Contractors-Contracts Under \\$20,000](#)
- [Residential Lead Abatement Contractors-Contracts Over \\$20,000 & Under \\$100,000](#)
- [Residential Lead Abatement Contractors-Contracts \\$100,000 and Over](#)

Laws, Rules, Regulations

- [NJAC 5:17](#) - Lead Hazard Evaluation and Abatement