

IMPORTANT NEW LEAD REQUIREMENTS YOU NEED TO KNOW!

ATTENTION: New mandatory disclosure requirements

For many years now, you have been (or should have been!):

1. Handing out the booklet entitled "Protect Your Family from Lead in Your Home"¹ from the EPA and HUD, and
2. Using the "Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards"² with any buyer or renter prior to they're becoming obligated under a sales or rental contract.

These requirements have not changed! There are new and additional federal requirements you must comply with that involve repairs and renovations of homes built before 1978.

Renovation can create lead hazards if lead-based paint is disturbed. Lead can be easily ingested and--because lead never breaks down in the body--poisoning is not curable and can cause a long list of physical and mental conditions. The most common source of lead poisoning is lead-based paint often found in our pre-1978 homes. Lead-based paint is generally considered safe if it is "contained" and not disturbed.

NEW RULE:

The EPA issued a new rule in March 2008. This rule does *not* apply to minor maintenance or repair activities where:

- less than six (6) square feet of lead-based paint is disturbed in the interior, or
- where less than twenty (20) square feet of lead-based paint is disturbed on the exterior.

AS OF JUNE 23rd, 2008:

Those performing renovation, repair and painting projects on pre-1978 housing must provide one (1) of the following to the owners and / or occupants before beginning renovations:

- either the pre-existing Protect Your Family brochure,
- or a new EPA / HUD brochure entitled "Renovate Right: Important Lead Hazard Information for Families, Child Care Providers, and Schools"³

AS OF DECEMBER 1st, 2008:

You must provide:

- The new Renovate Right brochure to owners and / or occupants.

AS OF APRIL 1st, 2010:

Federal law will require those doing work on pre-1978 housing be certified to do so and to follow specific work practices. You must, by law, hire a contractor who is lead-safe certified; or become certified yourself if doing work on a home you do not occupy.

Qs? Visit leadline.org or CALL the LeadLine at 503/988-4000

NOTE: Although lead poisoning is especially dangerous for kids, the fear of lead poisoning or liability does not give housing providers the right to deny or discourage families with children away from pre-1978 using. Familial status is a protected class under federal fair housing law and doing anything to deny or discourage otherwise qualified families is illegal. Visit FHCO.org for more info.

¹ http://www.hud.gov/offices/lead/library/enforcement/pyf_eng.pdf

² The disclosure form can be found at <http://www.hud.gov>

³ <http://www.epa.gov/lead/pubs/renovaterightbrochure.pdf>