



TOWNSHIP OF MOUNT OLIVE

DEPARTMENT OF HEALTH

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Public Health
Prevent. Promote. Protect.

Lead Safe Certification Inspections

October 25, 2023

Dear Residential Rental Property Owner:

Please be advised, recently adopted (May 1, 2023), N.J.A.C. 5:28A, requires owners of certain single-family, two-family, and multiple rental dwellings to have their properties inspected for lead-based paint hazards **every three years or upon tenant turnover where there is no valid Lead-Safe Certificate**. Lead-Safe Certificates are valid for two years. If the certificate has expired, and there will be a tenant turnover, an inspection will be necessary before the cyclical three-year inspection. The inspections are required to be conducted by either the municipality or a third-party Certified Lead Evaluation Contractor.

The following dwellings are **exempt** from this law and do not require an inspection:

- Those constructed during or after 1978;
- Those already certified to be free of lead-based paint;
- Those holding a valid lead-safe certification.
- Single-family or two-family seasonal rental dwelling which is rented for less than six months duration each year by tenants that do not have consecutive lease renewals; or
- Multiple rental dwellings that have been registered with the Department of Community Affairs for at least ten (10) 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, et seq.).

Additional information regarding this law can be found at:

<https://www.nj.gov/dca/divisions/codes/resources/leadpaint.html>

Residential rental property owners/managers are encouraged to contact the Mount Olive Health Department at 973-691-0900 Ext. 7330 to schedule an inspection (\$200.00 inspection fee/dwelling unit) or file your third-party Lead Safe or Lead-Free Certificate (\$30.00 Administrative fee per dwelling unit). Please note, an additional fee of \$20 per dwelling unit shall be assessed and forwarded to the State of New Jersey's Lead Hazard Control Assistance (LHCA) Fund. For your review, please find attached a Lead Safe Certificate Application and Township Ordinance Chapter 227, Housing; Article II, Lead-Based Paint Hazard Inspection Requirements for Rental Dwellings. Please note, we appreciate your cooperation as statewide compliance is mandatory.

Please contact the Health Department to arrange an inspection of your dwelling units. If your rental dwelling unit already has a lead-safe certificate or lead-free certificate, you must submit a copy of the certificate and the appropriate filing fee to the Health Department. Failure to comply with applicable ordinances/regulations will result in penalties not to exceed \$1000.00 per week.

If you have any questions, please feel free to contact the Health Department at (973) 691-0900 Ext. 7330.

On behalf of the Township of Mount Olive Department, I look forward to working together with you to reduce lead paint hazards in our community.

Sincerely,

Derrick Webb

Derrick Webb, Deputy Director of Health