

**RESPONSIBILITIES OF LANDLORDS UNDER
RESIDENTIAL LEAD-BASED PAINT HAZARD REDUCTION ACT**

Information for Landlords and Tenants

The disclosure requirements listed below are imposed on Landlords of residential housing **built prior to 1978**.

1. Landlords must disclose the presence of any lead-based paint hazards actually known to the Landlord. A *Lead-Based Paint Landlord's Disclosure Form* for providing such information is available from your REALTOR. A tenant must have an opportunity to review the disclosure language prior to becoming obligated under the lease.

a. If the Landlord is aware of the presence of lead-based paint and/or lead-based paint hazards in the property being leased, the disclosure must include any information available concerning the known lead-based paint and/or lead-based paint hazard, including the following:

- i. The landlord's basis for determining that lead-based paint and/or lead-based paint hazards exist;
- ii. The location of the lead-based paint and/or lead-based paint hazards; and
- iii. The condition of the painted surfaces.

b. If the lead-based paint hazard is not known to the landlord, the disclosure must include a statement disclaiming such knowledge.

c. The landlord must provide a list of any records and reports available to the landlords pertaining to lead-based paint and/or lead-based paint hazards, copies of which must be provided to the tenants. (If no such records or reports exist, the disclosure statement should affirmatively so state.)

d. The disclosure must include the following government-mandated Lead Warning Statement:

Housing built prior to 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, lessors must disclose the presence of known lead-based paint and/or lead-based paint hazards in the dwelling. Lessees must also receive a federally approved pamphlet on lead poisoning prevention.

2. Landlords must provide tenants with a copy of the federal pamphlet entitled *Protect Your Family From Lead In Your Home*. Again, a copy of this pamphlet is available from your REALTOR.

Landlords hereby acknowledge that the REALTOR named below has reviewed the contents of the *Responsibilities of Sellers Under Residential Lead-Based Paint Hazard Reduction Act* with me and provided me with a copy.

Landlords(s)/Tenant(s) (circle one)

REALTOR

REMERICA INTEGRITY REALTORS

Date: _____

Date: _____