



LEAD-BASED PAINT IN RENTAL DWELLINGS INSPECTIONS REQUIRED

Dear Beach Haven resident,

Please be advised, a new state law, P.L. 2021, c.182, requires lead-based paint inspections of rental properties. However, certain dwellings are exempt from this requirement. These include:

1. Dwellings constructed during or after 1978
2. Single and two family seasonal rentals, rented for less than six months duration each year, by tenants that do not have consecutive lease renewals (**THIS EXEMPTION DOES NOT EXTEND TO UNITS SEASONAL RENTALS WITH THREE OR MORE UNITS**)
3. Dwellings that are certified to be free of lead-based paint
4. Multiple dwellings that have been registered with the Dept. of Community Affairs (DCA) for at least 10 years, either under current or a previous owner, and has no outstanding lead violations from the most recent cyclical inspection under the "Hotel and Multiple Dwelling Law" P.L. 1967, c.76
5. Other exemptions listed on the DCA website.

Refer to <https://www.nj.gov/dca/divisions/codes/resources/leadpaint.html> for more information and a complete list of exemptions.

Owners of one or two family, non-owner occupied, rental properties, whether they are exempt from this requirement or not, must register their rental unit/s with the Borough using the attached "Landlord Registration Form." Please complete it and mail it back to the Borough, and label the envelope as "Rental Registration." Your form will be reviewed and if you are not exempt, per the DCA list of exemptions, you will be contacted by the Borough's Construction Dept. to discuss how to set up a lead inspection. Owners/landlords can choose to directly hire a certified lead evaluation contractor to perform these evaluations, or have the Construction Official perform the inspection. A list of Certified Lead Evaluation Contractors can be found on the DCA website.

Owners of multiple dwelling units, hotels, and condos are required, to annually recertify the property's "Certificate of Registration" with the DCA. The Borough will review this information to determine if any of these units are not exempt. These owners will be contacted to discuss completing a lead inspection.

Refer to the DCA's website for guidance and feel free to reach out to me with any questions at 609-492-0111, x210 or email me at mbunce@beachhaven-nj.gov.

Yours Truly,

Mary Clare Bunce, CMR
Deputy Manager/Clerk