

Attention: Parkowners with Park Owned Rentals

New United States Environmental Protection Agency Lead-Based Paint Renovation and Repair Regulations,

Effective April 22, 2010

The Environmental Protection Agency (EPA) has revised its Lead-Based Paint Renovation and Repair Regulations and now requires property owners and management companies to implement lead-safe work practices and certification training for paid contractors and maintenance professionals working in pre-1978 housing.

Information for Property Owners of Rental Housing, Child-Occupied Facilities

Property owners who renovate, repair, or prepare surfaces for painting in pre-1978 rental housing or space rented by child-care facilities must, before beginning work, provide tenants with a copy of EPA's lead hazard information pamphlet [Renovate Right: Important Lead Hazard Information for Families, Child Care Providers, and Schools \(PDF\)](#) (20 pp, 3.3MB). [en español \(PDF\)](#) (20 pp, 3.2MB). Owners of these rental properties must document compliance with this requirement — EPA's sample [pre-renovation disclosure form \(PDF\)](#) (1 pp, 36K) may be used for this purpose. *Target housing* means any housing constructed prior to 1978, except housing for the elderly or persons with disabilities (unless any one or more children age 6 years or under resides or is expected to reside in such housing for the elderly or persons with disabilities) or any 0-bedroom dwelling.

After April 22, 2010, property owners who perform these projects in pre-1978 rental housing or space rented by child-care facilities must be certified and follow the lead-safe work practices required by EPA's Renovation, Repair and Remodeling rule. To become certified, property owners must submit an [application for firm certification \(PDF\)](#) (9 pp, 642K) and fee payment to EPA. EPA will begin processing applications on October 22, 2009. The Agency has up to 90 days after receiving a complete request for certification to approve or disapprove the application. Read more about EPA's rules and lead-safe work practices in EPA's pamphlet [Contractors: Lead Safety During Renovation \(PDF\)](#) color, in English (2 pp, 826K) | [color, en español \(PDF\)](#) (2 pp, 334K) | [HTML version](#) | [Other formats](#)

Property owners who perform renovation, repairs, and painting jobs in rental property should also:

- Take [training](#) to learn how to perform lead-safe work practices.
- Learn the lead laws that apply to you regarding certification and lead-safe work practices beginning in April 2010.
- Keep records to demonstrate that you and your workers have been trained in lead-safe work practices and that you followed lead-safe work practices on the job. To make recordkeeping easier, you may use the [sample recordkeeping checklist \(PDF\)](#) (1 pg, 58K) that EPA has developed to help contractors comply with the renovation recordkeeping requirements that will take effect in April 2010.
- Read about how to comply with EPA's rule in the [EPA Small Entity Compliance Guide to Renovate Right \(PDF\)](#) (34 pp, 2.5MB) | [en español \(PDF\)](#) (34 pp, 1.3MB).

- Read about how to use lead-safe work practices in EPA's [Steps to Lead Safe Renovation, Repair and Painting \(PDF\)](#) (36 pp, 878K) | [en español \(PDF\)](#) (36 pp, 1.5MB).