



## **NJ'S LEAD BASED PAINT INSPECTION LAW**

In New Jersey, if you own a residential rental property built before 1978, you need to have it inspected for lead-based paint hazards. This requirement applies to single-family, two-family, and multiple rental dwellings. Once inspected, you may also be required to have the property re-tested upon turnover of every tenant, or every two years if your inspection resulted in a Lead Safe Certification.

The initial and any subsequent inspections can only be done by:

- Municipal local agency inspection program
- A NJ DCA certified Lead Evaluation contractor hired by the municipality, OR
- You as the property owner can hire directly a NJ DCA Certified Lead Evaluation contractor to provide the required inspection services.

All of these options involve a fee for the inspection services.

Information on Northfield's Lead Evaluation Contractor can be found on the pages to follow; we have partnered with LEW Environmental, a NJ DCA Certified Lead Evaluation contractor to perform inspection services on our behalf.

If you choose to source and retain your own inspector, a list of DCA-approved contractors can be found [here](#) and other helpful information from the state of NJ can be found [here](#)

What happens after the inspection?

If no lead-based paint hazards are found during the inspection, the local agency or the DCA certified lead evaluation contractor shall certify the dwelling unit as lead-safe, or lead-free, on a form prescribed by the department of Community Affairs.

If Lead based paint hazards are found, they must be properly addressed by either lead-based paint abatement or lead based paint hazard control methods.

### **Enforcement and Consequences of Non-Compliance:**

The City of Northfield is responsible for enforcing compliance and tracking landlord adherence to the law, and failure to comply with the lead inspection requirements can result in significant fines.



# New Jersey's Lead-Based Paint Law

New Jersey's Lead Safe Law states that certain rental properties in Northfield City are required to have a visual inspection to assess for lead hazards completed by **July 22, 2025**.

If you received a notice, or own a rental property in Northfield City, please follow the link below to determine if your property requires a lead-based paint inspection.

Northfield City has partnered with LEW Environmental Services to ensure compliance with New Jersey's Lead Safe Certification Law. Landlords must comply with this law and are strongly encouraged to reach out to LEW Environmental to help them prepare for inspections.

Questions about the law or questions about determining if your property is exempt from the law should be directed to LEW Environmental Services



908-654-8068

[www.LEWenvironmental.com/northfield-city](http://www.LEWenvironmental.com/northfield-city)



## **SAMPLE OF NOTICE SENT TO PROPERTY OWNERS WHO NEED LEAD PAINT INSPECTION**

### **New Jersey Lead Paint in Rental Units Compliance *\*\*60 days until the compliance deadline***

Municipal records indicate your property located at: <<**YOUR PROPERTY ADDRESS**>> is impacted by the State of New Jersey's Lead Safe law, N.J.A.C. 5:28A. Under the provisions of N.J.A.C. 5:28A, New Jersey is mandating periodic inspections for single-family, two-family, and multiple dwellings, with exemptions for units built after 1978, seasonal rentals, and those certified lead-free. The law requires landlords to remediate any identified lead-based paint hazards and obtain lead-safe certifications.

As required with the new law, certain rental units in Northfield City, built before 1978, are required to have a visual inspection to assess for lead hazards completed by **July 22, 2025**.

Depending on the results of the visual inspection, a lead-safe certification will be issued which is proof of compliance with the law. The Lead-Safe Certification will be valid for a three-year period. New Certificates of Occupancy will not be issued without a valid Lead Safe Certificate or an exemption.

**UNDER STATE LAW, PROPERTY OWNERS WHO FAIL TO COMPLY WITH THESE NEW INSPECTION AND CERTIFICATION REQUIREMENTS COULD RECEIVE FINES OF UP TO \$1,000.00 PER WEEK**

#### **Why Did I Get This Notice?**

If you're a single-family home, your property could have been flagged as a potential rental because your property address differs from your tax billing address. If your property is not a rental, please call LEW Environmental or scan the QR code below to quickly and easily update the city's rental records.

#### **How It Works**

Northfield City has partnered with LEW Environmental as an option to get your rental units inspected quickly and cost-effectively. LEW Environmental has the leading technology in the lead industry. Service can be easily scheduled at your convenience by going to [www.lewenvironmental.com/northfield-city](http://www.lewenvironmental.com/northfield-city) or by calling LEW's office at 908-654-8068. Service set up and confirmations will be emailed to you.

The cost for an inspection through LEW Environmental is \$250.00, plus any applicable state and local fees.

With LEW's proprietary lead portal, you have access to all information in real-time, including the Lead-Safe Certificate, and all information is automatically sent to Northfield City and the state of NJ on your behalf. It's fast, easy and ensures compliance!

Property owners with multiple unit buildings who have been registered with the DCA more than 10 years should speak with a member of LEW Environmental's staff prior to scheduling inspection to see if your units qualify for an exemption.



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