

TSCA - Disclosure of Known
Lead-Based Paint
and /or
Based-Paint Hazards Upon
Lease of Residential Property

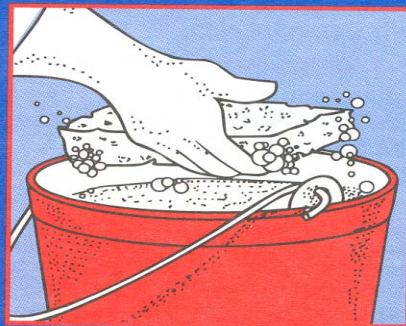
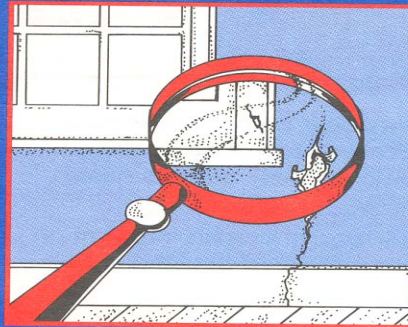
Philadelphia, Pennsylvania



January 28, 2010

Lessor requirements

- ❑ The seller or lessor shall provide the purchaser or lessee with an EPA-approved lead hazard information pamphlet
- ❑ *Protect Your Family From Lead in Your Home* (EPA #747-K-94-001) or an equivalent pamphlet that has been approved for use in that State by EPA



Protect Your Family From Lead In Your Home



United States
Environmental
Protection Agency



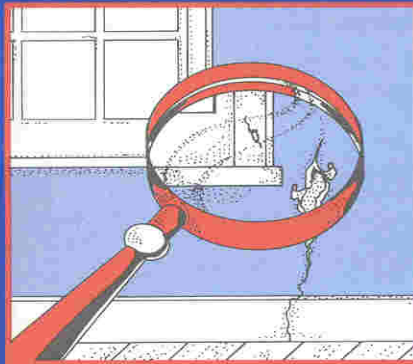
United States
Consumer Product
Safety Commission



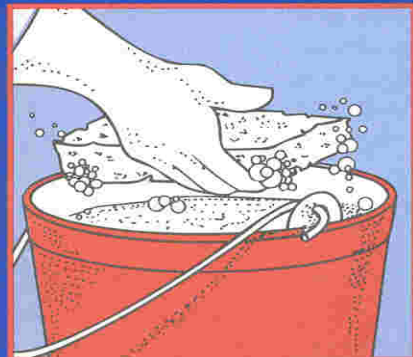
United States
Department of Housing
and Urban Development

U.S. EPA Washington DC 20460
U.S. CPSC Washington DC 20207
U.S. HUD Washington DC 20410

EPA747-K-99-001
April 1999



Proteja a Su Familia en Contra del Plomo en Su Casa



Agencia de Protección
Ambiental de los
Estados Unidos (EPA)



Comisión de Seguridad de los
Productos de Consumo de los
Estados Unidos (CPSC)



Departamento de Desarrollo
Urbano y de la Vivienda de los
Estados Unidos (HUD)

Disclosure requirements for lessors

- ❑ The lessor shall disclose to the lessee the presence of any known lead-based paint and/or lead-based paint hazards in the target housing being sold or leased
- ❑ The lessor shall also disclose any additional information available concerning the known lead-based paint and/or lead-based paint hazards
 - Such as the basis for the determination that lead-based paint and/or lead-based paint hazards exist
 - The location of the lead-based paint and/or lead-based paint hazards
 - The condition of the painted surfaces

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

Lead Warning Statement

Housing built before 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.

Lessor's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):

(i) _____ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

(ii) _____ Lessor has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the lessor (check (i) or (ii) below):

(i) _____ Lessor has provided the lessee with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

(ii) _____ Lessor has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Lessee's Acknowledgment (Initial)

(c) _____ Lessee has received copies of all information listed above.

(d) _____ Lessee has received the pamphlet *Protect Your Family from Lead in Your Home*.

Agent's Acknowledgment (Initial)

(e) _____ Agent has informed the lessor of the lessor's obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

_____ Lessor	_____ Date	_____ Lessor	_____ Date
_____ Lessee	_____ Date	_____ Lessee	_____ Date
_____ Agent	_____ Date	_____ Agent	_____ Date

Lessor requirements

- ❑ Each contract to lease, as an attachment or within the contract, the following elements
 - A Lead Warning Statement
 - A statement by the lessor disclosing the presence of known lead-based paint and/or lead-based paint hazards in the target housing being leasedor indicating no knowledge of the presence of lead-based paint and/or lead-based paint hazards

Lessor requirements

The lessor shall also disclose any additional information available as the:

Basis for the determination

The location

The condition of the painted surfaces

Lessor requirements

- ❑ A list of any records or reports available to the lessor. If no such records or reports are available, the lessor shall so indicate
- ❑ A statement by the lessee affirming receipt of all the information
- ❑ The signatures of the lessors, agents, and lessees, certifying to the accuracy of their statements, to the best of their knowledge, along with the dates of signature

Retention of Certification and Acknowledgment Information

- The lessor, and any agent, shall retain a copy of the completed attachment or lease contract for no less than 3 years

Inspection Observations

- ❑ Disclosure Form was not provided
- ❑ Information on the presence of any known lead-based paint and/or lead-based paint hazards not provided
- ❑ Incomplete Disclosure Form
- ❑ Disclosure Form with conflicting information

Questions

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