
Important Notice

New Philadelphia Law Affects Property Rental Agreements.

As of December 21, 2012, the *Philadelphia Lead Disclosure & Certification Law* requires that rental property in Philadelphia to be Certified as Lead Safe or Lead Free if:

- The property was built before 1978
- There is a change of occupancy
- Any new occupant is aged 6 years or less

Before a lease can be signed, the landlord must provide the tenant with an up to-date certificate indicating that the property has passed a visual inspection for deteriorated paint and has been cleared by lead dust wipe samples or is free of any lead paint.

Only a PA Licensed Inspector or Risk Assessor or EPA Certified Lead Dust Sampling Technician can provide that certification.

A copy of the Certificate, signed by the tenant, and the dust wipe test results, must be sent to the Philadelphia Department of Public Health.

When signing an application for a new lease or a lease renewal, property owners are required to indicate they are in compliance with this law.

For more information, copies of the law, guidance for landlords, sample certificates, and more, go to: www.phil.gov/health/leadlaw

The staff at the Philadelphia Department of Public Health, Childhood Lead Poisoning Prevention Program is available to answer questions about the law. They can be reached at 215-685-2788.

Don't expose anyone to dangerous lead dust!

Be Sure You Are Following the EPA Renovation, Repair and Painting Rule

Each year people become poisoned by lead dust from work being done on properties that have old lead paint.

The Environmental Protection Agency's Renovation, Repair and Painting Rule (the RRP Rule), has been in effect since June 23, 2008 to protect against hazardous lead dust.

If you conduct any Renovation, Repair or Painting work in a property that:

- Was built before 1978
- Is visited or occupied by children under 6 years of age
- And will disturb more than six (6) square feet of painted surface on walls or woodwork (interior) or 20 square feet (exterior)

You may be required by this rule to have the work done by an EPA certified renovator or contractor using lead-safe work practices.

With more than 90% of Philadelphia's houses built before lead paint was banned in 1978, it is important that you use lead-safe work practices and follow the RRP rule.

For more information, please see the EPA website at:

<http://epa.gov/lead/rrp/index.html>