

Know Your Rights!

An Overview of Federal Lead-Based Paint Regulations

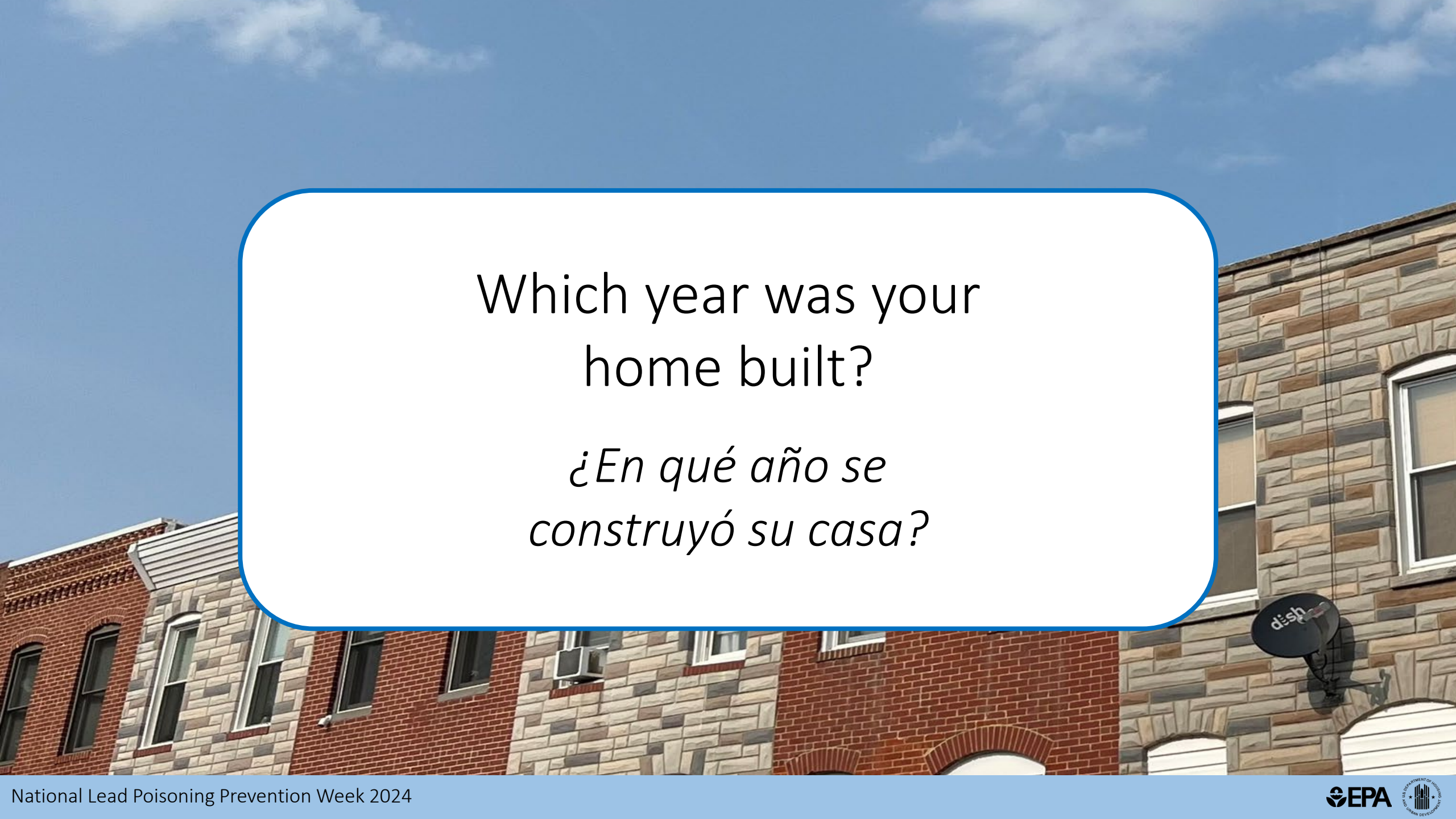
U.S. Environmental Protection Agency –
Office of Civil Enforcement

U.S. Department of Housing and Urban
Development – Office of Lead Hazard
Control and Healthy Homes

National Lead Poisoning Prevention Week

- Call to bring together individuals, organizations, industry and Tribal, state and local governments to reduce childhood lead exposure by increasing lead poisoning prevention awareness.
- October is National Children's Health Month: epa.gov/children/childrens-health-month
- Visit epa.gov/lead/nlppw for outreach materials, webinar registration & more





Which year was your
home built?

*¿En qué año se
construyó su casa?*

Lead-based paint exposure risk in pre-1978 homes

- The federal government banned lead-based paint for consumer use in 1978.
- An estimated 34.6 million homes in the United States have lead-based paint somewhere in the building.
- Housing built before 1950 is most likely to contain lead-based paint.
- The most common source of lead exposure for children today is lead-based paint in older housing.



Lead-based paint deteriorates and creates contaminated dust and soil.

Lead-based paint exposure harms health



Children under age 6 are more vulnerable to lead exposure.

- Lead exposure is particularly harmful to children and can cause:
 - Behavior and learning problems
 - Lower IQ and hyperactivity
 - Slowed growth
 - Hearing problems
 - Anemia

There are actions to protect against potential exposure

epa.gov/lead/actions



Talk with EPA about testing your yard or private well



Get your child tested for lead poisoning, even if he or she seems healthy



Wash hands – especially children's – after handling soil, playing outside, and before meals



Take shoes off at the door; clean children's feet and pets' paws/fur at the door



Damp (not dry) mop and dust surfaces regularly; keep toys and play areas clean



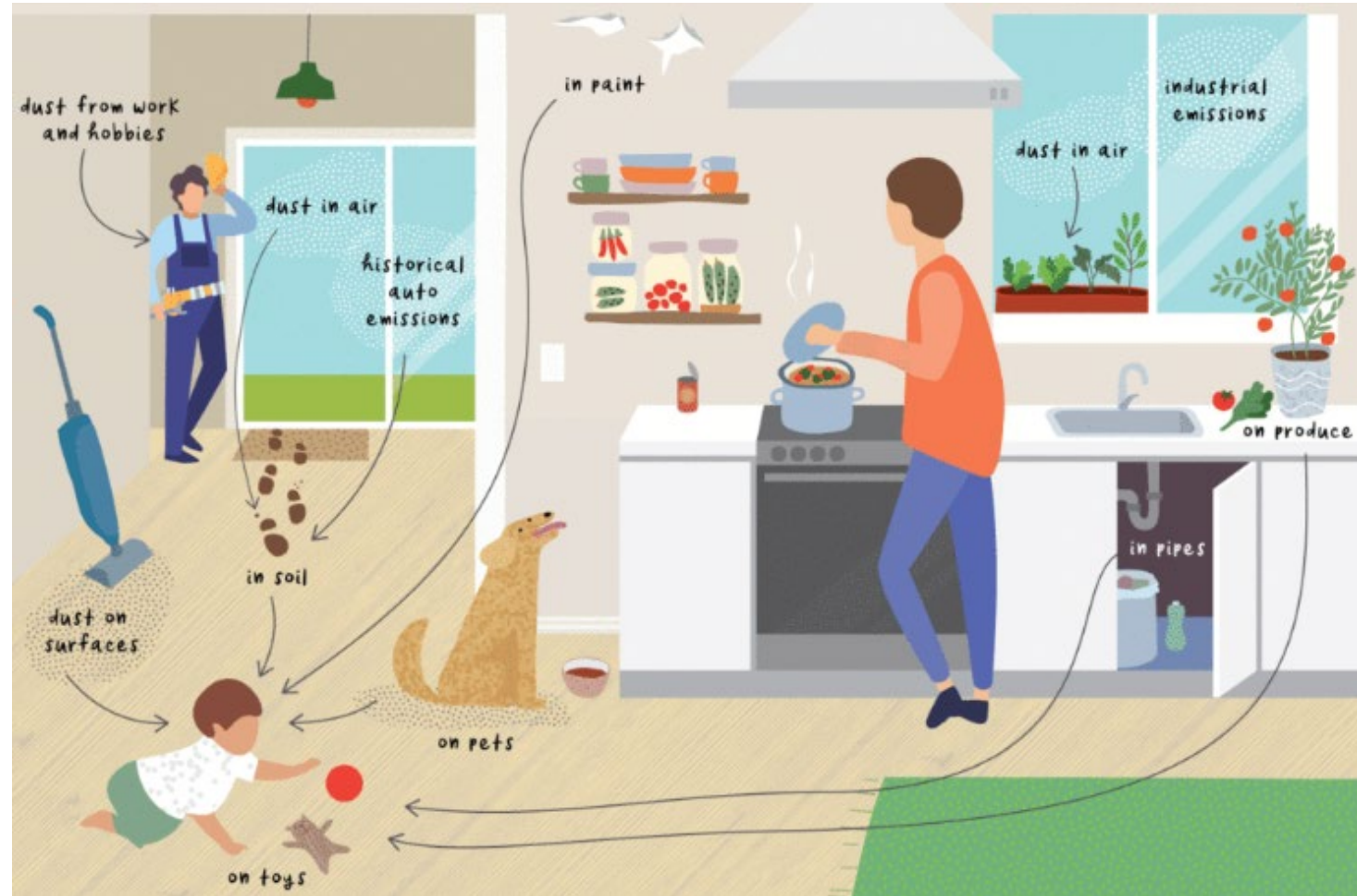
Make sure children eat nutritious meals high in iron and calcium



Practice safe gardening and wash foods grown in contaminated soil



Be aware of other sources of lead and try to minimize your overall exposure

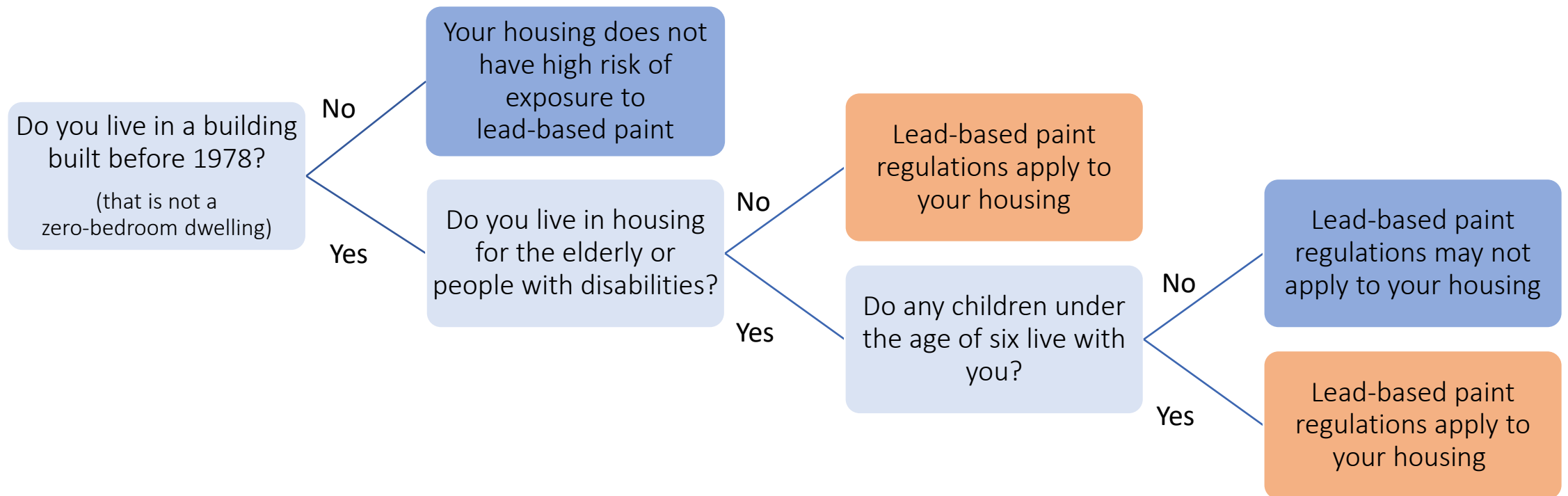


Laws exist to protect you from lead exposure



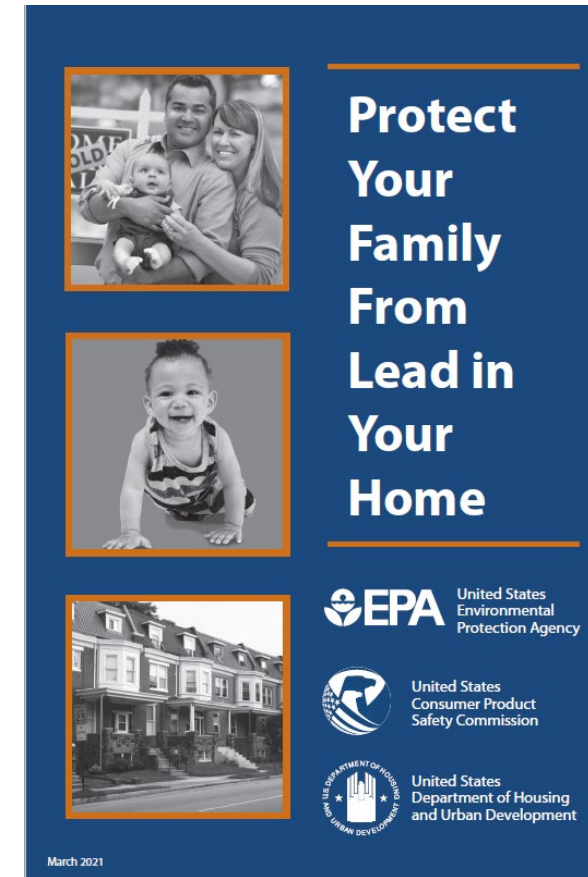
- Congress passed the Residential Lead-Based Paint Hazard Reduction Act in 1992.
- This law has given EPA and HUD authority to create several lead-based paint regulations.
- Today, we will go over four of those regulations:
 1. Lead-based Paint Disclosure Rule
 2. Lead Safe Housing Rule
 3. Pre-Renovation Education Rule
 4. Renovation, Repair and Painting Rule

Do you live in “target housing”?



1. Lead-based Paint Disclosure Rule

- You must be given information about lead-based paint when you are buying or leasing pre-1978 housing.
- The person selling or leasing the target housing must give the potential buyer or tenant a pamphlet about lead hazards.
 - Available at epa.gov/lead/protect →
 - Pamphlet available in Spanish, Arabic, French, Chinese Simplified and Traditional, Russian, Somali, Tagalog and Vietnamese.




1. Lead-based Paint Disclosure Rule (cont)



Lead-based paint deteriorates and creates contaminated dust and soil.

- The person selling or leasing the target housing must give you:
 - All available information on the presence (or confirmed absence) of any lead-based paint and lead paint hazards, and the “Lead Warning Statement.”
 - Lead Warning Statement can be an attachment or as language inserted into the contract or lease.
- Confirmation that the seller, landlord, real estate agent, or property manager has complied with all requirements under the Lead-Based Paint Disclosure Rule.

1. Lead-based Paint Disclosure Rule (cont.)

- Sellers, landlords, real estate agents or property managers may use the EPA sample disclosure forms to meet the “Lead Warning Statement” and other disclosure requirements:
 - Both the Sample Seller’s and Sample Lessor's Disclosure of Information Forms can be found at epa.gov/lead/disclosure 
- Now prompts for landlords and sellers to describe what they know about the presence of lead-based paint or lead-based paint hazards in the housing.

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 (initial (i) or (ii) below):
(i) _____ Known lead-based paint and/or lead-based paint hazards are present in the housing. Describe what is known:

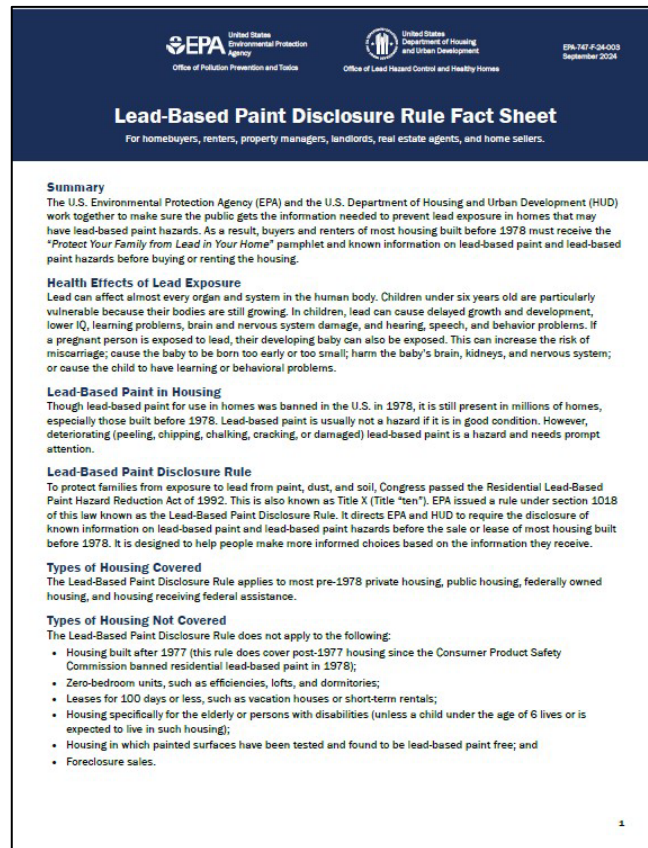
(ii) _____ Lessor has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.
(b) Records and reports available to the lessor (initial (i) or (ii) below):
(i) _____ Lessor has provided the lessee with all available records and reports pertaining to lead-based paint and/or lead-based 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
(c) Lessee has (initial (i) or (ii) below):
(i) _____ received copies of all records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing listed above.
(ii) _____ not received any records and reports regarding lead-based paint and/or lead-based paint hazards in the housing.
(d) _____ Lessee has received the pamphlet Protect Your Family from Lead in Your Home (initial).

*EPA Sample Disclosure Forms
recently updated in May 2024*

Lead-Based Paint Disclosure Rule Fact Sheet



- Outlines the lead disclosure rule and other additional responsibilities:
 - 10-day period for you to conduct a paint inspection or risk assessment for lead-based paint or lead-based paint hazards.
 - 3-year records retainment.
 - Electronic distribution of Protect Your Family.
- Available at epa.gov/lead/disclosure

Lead-Based Paint Disclosure Rule Fact Sheet recently updated in October 2024

2. Lead-Safe Housing Rule

- Federally-assisted housing is maintained as lead-safe and reduces lead hazards in homes where children might live.
- Requires that properties receiving federal assistance or owned by the federal government must undergo a risk assessment for lead hazards.
 - If lead hazards are found:
 - Lead hazard reduction activities must be carried out.
 - A clearance examination must be conducted.
 - Renovators performing activities must be certified by EPA standards.
 - The housing must have ongoing maintenance plans.



3. Pre-renovation Education Rule



- Ensures people are informed about lead hazards before any RRP project.
- Renovation firms must give a pamphlet on lead hazards to tenants, homeowners, and parents of children in child-occupied facilities no more than 60 days prior to beginning work.
- This pamphlet is available at epa.gov/lead/renovateright



4. Renovation, Repair and Painting (RRP) Rule

- Any RRP project in a pre-1978 home or building can easily create dangerous lead dust.
- Requires companies that disturb lead-based paint during RRP projects be certified and assign a trained, certified renovator to each project.
 - Lead-safe work practices must be followed during each project.
 - Applies to work done at target housing, schools, and daycares.



4. Renovation, Repair and Painting Rule



- There are procedures renovators must follow.
- Contain the work area.
 - Dust/debris should be prevented from escaping the area
 - Warning signs must be put up
 - Doors and heating/cooling vents should be sealed

4. Renovation, Repair and Painting Rule (cont)

- Avoid using methods that generate large amounts of lead-contaminated dust are prohibited.
 - Open flame burning/torching
 - Sanding, grinding, planing, needle gunning, or blasting with power tools and equipment without a shroud and HEPA vacuum attachment
 - Using a heat gun at temperatures greater than 1100°F



4. Renovation, Repair and Painting Rule (cont.)





- Clean up thoroughly
 - Work area should be cleaned up daily while project is ongoing.
- At the end of the project, special cleaning methods must be used
 - Use a HEPA vacuum to clean up dust and debris on all surfaces.
 - Wet wiping and wet mopping with plenty of water.
 - There should be no dust, paint chips, or debris left over.
- Find a lead-safe certified contractor at epa.gov/lead/findacontractor

Report a violation to EPA and HUD

- How to report a violation:
 - Call the National Lead Information Center at 1-800-424-LEAD (5323)
 - Online at epa.gov/lead/violation
 - Email leadregulations@hud.gov
- Please provide as much information as possible, including copies of documents (like your lease or contract) and photographs.
- You may submit violations anonymously.



EPA Enforces Lead-based Paint Regulations

 **Lead-based Paint Laws Protect You and Your Family** 

The single largest cause of childhood lead poisoning is from exposure to lead from deteriorated or disturbed lead paint. Millions of people, especially those living in communities with environmental justice concerns, continue to be exposed to lead at home and in other buildings where lead-based paint is found in deteriorating condition (peeling, chipping, cracking, or damaged). Nearly thirty percent of homes in the United States, mostly those built before 1978, have lead-based paint. This fact sheet highlights how the United States Environmental Protection Agency (EPA) enforces lead-based paint laws and what you can do to protect yourself and your family.

What Does the EPA Do?

The EPA makes sure that:

- Renovation and lead paint abatements in pre-1978 properties are done properly and safely.
- Homebuyers and tenants receive information about lead paint before renovations and before buying or leasing a property built before 1978.

The EPA inspects worksites and records of construction firms, property managers, landlords, and real estate agents for compliance with the lead-based paint rules. If an EPA inspector finds violations, the EPA may pursue enforcement actions to correct the problem. When a company violates the law, the EPA can require the company to pay a penalty and comply with the law.

Know Your Rights Before You Buy, Rent, or Renovate a Pre-1978 Home

When you buy or rent a home or apartment built before 1978, you should receive the Protect Your Family from Lead in Your Home brochure, available at [epa.gov/lead/protect](https://www.epa.gov/lead/protect). You should also sign a disclosure about lead hazards. If renovations are being done, make sure that the contractor provides you with a Renovate Right brochure, available at [epa.gov/lead/renovateright](https://www.epa.gov/lead/renovateright), which includes information about lead hazards during renovation. Make sure the contractor is trained and certified to work on pre-1978 residences by checking online at [epa.gov/lead/findcontractor](https://www.epa.gov/lead/findcontractor). If you don't receive information about lead paint or a contractor leaves behind lead waste, lead dust, or paint chips, these may be signs of violations of lead-based paint rules.

Report a Violation

Calling the National Lead Information Center or submitting information online at [epa.gov/lead/complaints](https://www.epa.gov/lead/complaints) helps the EPA's enforcement work. Information reported to us will be referred to the EPA's environmental enforcement staff or to the appropriate government agency that can best address your concerns.

Providing as much information as possible, including copies of documents, like your lease or contract and photographs, helps the EPA investigate, but you may also report violations anonymously.

More Information about Lead

- There are actions you can take to protect you and your family from exposure to lead-based paint, such as hiring certified lead professionals, getting your child's blood lead level tested, keeping your home clean and dust free, and eating a diet high in iron, calcium, and vitamin C. Find out more at [epa.gov/lead/actions](https://www.epa.gov/lead/actions).
- Learn about real estate disclosure requirement if you rent or own a pre-1978 home at <https://www.epa.gov/lead/disclosure>.
- The Environmental Justice Toolkit for Lead Paint Enforcement Programs provides enforcement strategies and best practices provides information for federal, state, local, and tribal enforcement officials, and agencies. You can find the Toolkit at <https://www.epa.gov/system/files/documents/2023-07/ejleadpainttoolkit.pdf>.
- Learn more about the EPA's actions to address violations of lead-based paint renovation rules at <https://www.epa.gov/enforcement/enforcing-lead-laws-and-regulations#actions>. You can also learn more about submitting environmental project ideas at [epa.gov/enforcement/supplemental-environmental-projects-seps#sepsideas](https://www.epa.gov/enforcement/supplemental-environmental-projects-seps#sepsideas).

What you can do if you suspect a problem:

Call 1.800.424.LEAD (5323) or report a violation online at <https://www.epa.gov/lead/violation>

U.S. Environmental Protection Agency September 2024

- Lead-based paint laws fact sheet summarizing:
 - Lead-based paint poisoning risk
 - EPA lead-based paint regulatory enforcement
 - How to report a violation to EPA
- Available on EPA's webpage:
 - [epa.gov/enforcement/epa-enforces-lead-based-paint-laws-protect-you-and-your-family](https://www.epa.gov/enforcement/epa-enforces-lead-based-paint-laws-protect-you-and-your-family)



Questions?

¿Preguntas?

Summary

Topic	Lead-based Paint Disclosure Rule	Lead-safe Housing Rule	Renovation, Repair and Painting Rule	Pre-Renovation Education Rule
Applicability	<ul style="list-style-type: none"> Most pre-1978 housing, whether privately owned or rented. 	<ul style="list-style-type: none"> Federally assisted and federally owned housing built before 1978, including public housing, Section 8. 	<ul style="list-style-type: none"> Work that disturbs painted surfaces in target housing, schools and daycares built before 1978. 	<ul style="list-style-type: none"> Target housing, schools and daycares built before 1978. Renovation activities that disturb more than 6 square feet of interior painted surfaces or 20 feet of exterior painted surfaces.
Requirements	<ul style="list-style-type: none"> Sellers and landlords must inform tenants and buyers about potential lead hazards. Include a lead warning statement in sales contracts and leases. 	<ul style="list-style-type: none"> Mandates lead hazard evaluation and reduction activities in federal associated properties. 	<ul style="list-style-type: none"> Workers must be trained in lead-safe work practices. Follow specific work practices to prevent lead contamination. Maintain records of compliance with the rule. 	<ul style="list-style-type: none"> Before beginning a renovation, firms must provide a lead hazard information pamphlet to the owner and an adult occupant of target housing, or to the owner or adult representative of schools or daycares as well as parents of children using those facilities.
Information notice	<ul style="list-style-type: none"> Sellers and landlords must provide EPA's "Protect Your Family from Lead in Your Home" pamphlet. 	<ul style="list-style-type: none"> N/A 	<ul style="list-style-type: none"> N/A 	<ul style="list-style-type: none"> Sellers and landlords must provide owners and occupants with EPA's "Renovate Right" pamphlet. Obtain confirmation of receipt of pamphlet.

More information about lead-based paint

- Report a lead-based paint violation
 - epa.gov/lead/violation or leadregulations@hud.gov
- EPA enforces lead-based paint laws to protect you and your family
 - epa.gov/enforcement/epa-enforces-lead-based-paint-laws-protect-you-and-your-family
- Learn more about your responsibilities under Section 1018 of Title X
 - hud.gov/program_offices/healthy_homes/enforcement/disclosure
- Resources and assistance to support HUD's community partners
 - hudexchange.info/programs/lead-based-paint/

Thank you!

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