

Dear City of Garfield Property Owner,

Effective July 22, 2022, New Jersey P.L.2021, Chapter 182 requires all rental dwellings to be inspected for lead hazards. The City of Garfield has further adopted this law as City Ordinance 242-13, Article IV: Lead-based Paint Inspections in which the owner, landlord, and/or agent of every single-family, two-family, and multiple-dwelling unit offered for rental shall be required to obtain an inspection of the unit for lead-based paint hazards within two years of the effective date of the law. If hazards are detected, the owner is required to address them through either abatement or interim control measures.

Additional information regarding this law can be found here:

<https://www.nj.gov/dca/codes/resources/leadpaint.shtml>

**Exceptions:**

A dwelling unit in a single-family, two-family, or multiple-rental dwelling shall not be subject to inspection and evaluation for the presence of lead-based paint hazards or for the fees for such inspections or evaluations if the unit:

- Has been certified to be free of lead-based paint.
- Was constructed during or after 1978.
- Is in a multiple dwelling that has been registered with the Department of Community Affairs as a multiple dwelling for at least 10 years either under the current or a previous owner, and has no outstanding lead violations from the most recent cyclical inspection performed on the multiple dwelling under the Hotel and Multiple Dwelling Law, N.J.S.A. 55:12A-1 et seq.;
- Is a single-family or two-family seasonal rental dwelling which is rented for less than six months duration each year by tenants that do not have consecutive lease renewals; or
- Has a valid lead-safe certification issued in accordance with N.J.S.A. 52:27D37.16(d)(2).

**Fees:**

Under City Ordinance 242-13, Article IV: Lead-Based Paint Inspections, a visual inspection is required. The fee for a visual assessment is \$220, which shall be paid for each lead-based paint inspection conducted by the City. Alternatively, a private lead evaluation contractor who is certified to provide lead paint inspection services by the Department of Community Affairs (DCA), may be hired, in which case a \$50 administrative fee shall be paid.

Additional information for DCA certified inspectors can be found here:

[https://www.nj.gov/dca/codes/publications/pdf\\_lead/ld\\_eval\\_contrs.pdf](https://www.nj.gov/dca/codes/publications/pdf_lead/ld_eval_contrs.pdf)

All fees will be dedicated to meeting the costs of implementing and enforcing the City Ordinance and the required contribution to the New Jersey Lead Hazard Control Assistance Fund (N.J.S.A. 52:27D-437.16((h)).

**Inspections:**

The City of Garfield Fire Prevention Bureau will begin the lead-based paint inspections upon receipt of application for a dwelling inspection or application for certification of occupancy applicable to the above requirements.

If you have any questions, please contact the Fire Prevention Bureau at 973-340-2000 ext. 4044.

For a list of frequently asked questions (FAQs) and answers from the New Jersey Department of Community Affairs, please visit <https://www.nj.gov/dca/codes/resources/leadpaint.shtml>