



CITY OF OCEAN CITY

AMERICA'S GREATEST FAMILY RESORT

Municipal Code Enforcement

Lead Based Paint in Rental Dwellings

Pursuant to P.L.2021, c.182: residential dwelling units within single-family, two-family, and multiple dwellings, constructed prior to 1978 and rented for a duration of 6 months or more, are now required to be periodically inspected for lead-based paint hazards.

Exceptions:

1. Dwellings that have been certified to be free of lead-based paint pursuant to N.J.A.C. 5:17-3.16(b) either after an abatement is completed or an evaluation has confirmed that there is no lead-based paint in the dwelling.
2. Multiple dwellings constructed prior to 1978 and registered with the Department for at least ten years that have a certificate of inspection issued by the Department of Community Affairs, Bureau of Housing Inspection, are exempt from this requirement.

All rental dwelling units required to be inspected pursuant to P.L.2021, c.182 must be inspected for lead-based paint within two years of the effective date of the law.

This means that the first inspection must take place no later than July 22, 2024.

Owners have the option of scheduling a visual inspection with a Municipal Code Inspector or directly hiring a certified lead evaluation contractor for this purpose.

To schedule the required inspection (Mon-Fri 9am-3pm: in-person, lock-box, or keypad entry) email municipalcodeenf@ocnj.us or call (609) 399-6111 x9767. Please schedule as soon as possible to ensure availability.

Lead-Safe Certificates are valid for 2 years. Thereafter, if the Lead Safe certificate is not expired upon tenant turnover, the next inspection shall be 3 years from the prior inspection or upon tenant turnover, whichever is earlier.

It is the owner's responsibility notify municipalities of tenant turnovers.

Visual Assessment

Inspection of interior spaces within dwellings: to include any common areas that tenants of a rental dwelling have access to, including hallways and basements, in two-family and multiple dwelling rentals. The inspector will examine all painted building components for deteriorated paint or visible surface dust, debris, or residue. Paint is deteriorated when it is peeling, chipping, chalking, or cracking. The inspector should look for paint chips or dust from painting activities that were not cleaned up and paint residue on the floors, which could be a hazard for small children.

Municipalities must charge the dwelling owner a fee sufficient to cover the cost of inspection. In addition, each municipality must assess an additional fee of \$20 per unit inspected, which shall be deposited into the Lead Hazard Control Assistance Fund, unless the Department has already assessed this additional lead surcharge fee.

Full publication from NJDCA https://www.nj.gov/dca/codes/publications/pdf_lead/lead_based_paint_guide_rental_dwellings.pdf