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Property owners name and address

Subject: Important Information Regarding Lead-Based Paint Inspections for Your Pre-1978 Dwellings in Neptune Township.

I hope this letter finds you in good health and high spirits. I am writing to inform you about your responsibilities as the owner of pre-1978 residential properties in Neptune Township. According to Neptune Township records, you own properties constructed before 1978, which may contain lead-based paint hazards. It is essential to ensure the safety and well-being of your tenants and comply with the law regarding lead-based paint inspections.

Lead and Its Associated Hazards: Lead is a naturally occurring element that can cause severe health issues, especially in children and pregnant women. Exposure to lead occurs through ingestion or inhalation of lead dust, often found in deteriorating lead-based paint. Children are particularly vulnerable to lead exposure, which can lead to developmental delays, learning disabilities, and behavioral problems. Therefore, it is crucial to identify and address lead-based paint hazards promptly.

Lead-Based Paint Inspection Law (P.L.2021, c.182): The New Jersey State law, P.L.2021, c.182, mandates inspections for lead-based paint hazards in residential rental properties constructed before 1978. As the property owner, you are required to ensure these inspections are carried out. Exceptions to this rule include properties constructed after 1978, seasonal rental dwellings rented for less than six months per year, dwellings certified to be lead-free, and Multiple rental dwellings that have been registered with the Department of Community Affairs for at least ten years and have 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. 55:13A-1).

Inspection Process and Responsibility: Lead inspections must be conducted within two years of the law's effective date, which is July 2, 2022, or upon tenant turnover, whichever comes earlier. Inspections cover interior spaces accessible to tenants, including common areas in multi-family dwellings. The responsibility for inspections lies with the municipality, although landlords have the option to hire certified lead evaluation contractors.

Important Links: For more details and exceptions, please visit the Neptune Township Lead Based Hazard page at <https://neptunetownship.org/departments/code-enforcement/lead-based-paint-hazards> Additionally, information on certified lead inspectors, abatement workers, and supervisors can be found at

<https://www.nj.gov/health/ceohs/lead/lead-workers-supervisors/>, and details on certified firms offering lead evaluation or abatement services are available at https://www.nj.gov/dca/divisions/codes/offices/leadhazard_abatement.html

Your Action Required: Please ensure your properties are inspected for lead-based paint hazards in compliance with the law. It is essential for the safety of your tenants and your legal obligations as a property owner. If you have any questions or concerns, do not hesitate to contact the Neptune Township authorities or the certified professionals mentioned above.

Thank you for your attention to this matter. Your cooperation is vital in ensuring the well-being of our community. We appreciate your commitment to maintaining safe and healthy living conditions for all residents. **Use the QR code to schedule a Lead Based Paint inspection.**

Make an inspection



Read the law



Sincerely,

Neptune Township Code Enforcement Department
25 Neptune Blvd
Neptune Township, NJ 07753
732-988-5200 Ext. 210