

CITY OF PATERSON  
DEPARTMENT OF HEALTH & HUMAN  
SERVICES  
Joel D. Ramirez, MBA. *Director*

DIVISION OF HEALTH  
Thakur "Paul" D. Persaud, M.D., M.P.H., PhD  
*Health Officer*



ENVIRONMENTAL DEPT.  
176 BROADWAY  
PATERSON, NEW JERSEY 07505

OFFICE: (973) 321-1277  
FAX: (973) 321-1248

## **NJ Lead Safe Act / Lead-Based Paint Inspection in Rental dwellings N.J.A.C 5:28A formerly P.L.2021, c.182**

### **Attention all Landlords and Rental Property owners:**

The New Jersey Department of Community Affairs (DCA) now requires all municipalities to comply with **the Lead-Based Paint Inspection in rental dwellings law N.J.A.C 5:28A formerly P.L.2021, c.182.**

All single-family, two-family, and multiple rental dwellings must be inspected for lead-based paint hazards, except for the following:

- Dwellings that were constructed during or after 1978.
- Single-family and two-family seasonal rental dwellings (rented out less than six months per year).
- Dwellings that have been certified to be free of lead-based paint pursuant to N.J.A.C. 5:173.16(b) either after an abatement is completed or an evaluation has confirmed that there is no lead-based paint in the dwelling.
- 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)
- Dwellings with a valid lead-safe certificate issued pursuant to this law P.L.2021, c.182. Lead-safe certificates are valid for two years from the date of issuance.

If your property does not fall into one of these exceptions, you **MUST apply for dust-wipe sampling of your rental property for lead-based paint hazards.**

The City of Paterson is mandated to conduct dust wipe analysis for lead-based paint hazards

Failure to comply with NJAC 5:28A-4.1 within 30 days of receipt of this notice the owner will be subject to the following:

- Penalty not to exceed \$1,000 per week until required inspection has been conducted
- Penalty not to exceed \$1,000 per week until remediations have been made after initial inspection

If lead-based paint hazards are found during an inspection, the owner of the dwelling unit must remediate the lead-based paint hazard or abate the lead-based paint hazard in accordance with all applicable Federal and State regulations.

If there are no lead-based paint hazards found you will be issued a Lead-Safe Certificate which is valid for two years. Property owners will have to have each dwelling unit re-inspected prior to the expiration of the Lead-Safe Certificate.

CITY OF PATERSON  
DEPARTMENT OF HEALTH & HUMAN  
SERVICES  
Joel D. Ramirez, MBA. *Director*



André Sayegh  
Mayor

ENVIRONMENTAL DEPT.  
176 BROADWAY  
PATERSON, NEW JERSEY 07505

DIVISION OF HEALTH  
Thakur "Paul" D. Persaud, M.D., M.P.H., PhD  
*Health Officer*

OFFICE: (973) 321-1277  
FAX: (973) 321-1248

APPLICATION FOR REQUEST OF LEAD DUST WIPES SAMPLING -ORDINANCE CODE 351-5.C "PAINT, LEAD-BASED" OF THE CITY OF PATERSON & N.J.A.C. 5:28A LEAD BASED PAINT INSPECTIONS IN RENTAL DWELLINGS

DATE OF APPLICATION: \_\_\_\_\_

CASE# \_\_\_\_\_

(For Official Use Only)

**FEEs:**

Money Order \* Business Checks  
Credit card or Debit, ONLY  
\$200.00 per 1-Unit

NAME OF PRESENT OWNER: \_\_\_\_\_

MAILING ADDRESS: \_\_\_\_\_ PHONE (\_\_\_\_) \_\_\_\_\_

CITY / STATE / ZIP CODE: \_\_\_\_\_

\*ADDRESS OF PREMISES TO BE SAMPLED: \_\_\_\_\_

SPECIFY APARTMENT(S), FLOORS TO BE SAMPLED: \_\_\_\_\_

(FOR Official Use ONLY)

FEE COLLECTED: \_\_\_\_\_

DATE COLLECTED: \_\_\_\_\_

FEE COLLECTED BY: \_\_\_\_\_

VIOLATION NOTICE ISSUED ☐ YES ☐ NO

Violation Notice Received By: \_\_\_\_\_ DATE: \_\_\_\_\_

Lead Safe Certificate Received by: \_\_\_\_\_  
DATE: \_\_\_\_\_ (Signature) \_\_\_\_\_ (Print)

BY SIGNING BELOW I HEREBY CERTIFY THAT THE INFORMATION AND ADDRESSE SET FORTH HEREIN ARE ACCURATE, AND I UNDERSTAND THAT IF THE ABOVE INFORMATION IS NOT ACCURATE I MAY BE SUBJECT TO A PENALTY PURSUANT TO THE CITY OF PATERSON ORDINANCE CODE 351-7

IT SHALL BE THE DUTY OF THE LANDLORD OR HIS AGENT TO ASSURE THAT ACCESS IS GRANTED TO ALL APARTMENTS SPECIFIED ON THIS APPLICATION. CANCELLATION OR RESCHEDULING OF APPOINTMENTS MUST BE MADE ONE FULL BUSINESS DAY (8:30 AM TO 4:00 PM) 24 BUSINESS HOURS IN ADVANCE. FAILURE TO COMPLY WILL RESULT IN ADDITIONAL INSPECTION FEES. THE DIVISION OF HEALTH CAN RE-SCHEDULE AN INSPECTION, DUE TO AN EMERGENCY OR CLOSURE. IT IS THE APPLICANTS RESPONSIBILITY TO ALLOW ACCESS AND KEEP THE INSPECTION APPOINTMENT.

NO SHOW OR NO ENTRY WILL RESULT IN LOSS OF INSPECTION FEE AND/OR ADDITIONAL CHARGES

APPLICANTS SIGNATURE: \_\_\_\_\_ PRINT NAME: \_\_\_\_\_

Appointment Date: \_\_\_\_\_ Appointment Time: \_\_\_\_\_