

Landlords: Protecting your investment is smart and so is a lead certificate.

Lead is poisonous and exposure is dangerous. It is especially harmful for children and people who are pregnant. Most rental homes in Rhode Island were built before 1978 and likely contain lead paint.

If you own one of these rental properties the law says it must be inspected and certified as safe from lead, or you can face penalties.

There are different types of lead certificates. Find out which one is right for your property.

The majority of properties need a Certificate of Lead Conformance (CLC).

It's right for you if:

- The property was built before 1978;
- The property has never had a CLC;
- Or, the previous CLC has expired;
- Or, tenants have changed since the last inspection;
- You own less than a total of 10 units;
- No previous RIDOH violations.

How to get this certificate:

1. Hire a Licensed Lead Inspector for a Lead Hazard Mitigation Inspection.
2. Prepare for Inspection: Focus on maintaining interior and exterior painted surfaces, especially friction surfaces like windows and doors.
3. Inspection:
 - If the property passes, you receive a CLC.
 - If it fails, you have to address the issues and get re-inspected before you receive a CLC.
4. Certification: The inspector enters the certificate into the database and provides you with a copy for your records.

Certification Expiration:

Valid for two years.

An Affidavit of Completion of Visual Inspection is for properties where tenants haven't changed in the last two years.

It's right for you if:

- Built before 1978;
- Current CLC expires soon;
- No tenant changes since the last inspection;
- No past RIDOH violations;

How to get this affidavit:

1. Attend a Lead Hazard Awareness Seminar Class.
2. Conduct a visual inspection of the property.
3. Make necessary repairs.
4. Within 30 days of inspection:
 - Complete the affidavit application;
 - Have it notarized;
 - Submit the application to RIDOH.
5. RIDOH approves application and the affidavit is issued.

Affidavit Expiration:

Valid for two years.

Not the right type of certificates for your property? Check the back page for more.

Protect your property. Get a lead certificate.

Lead1978.com



A Certificate of Presumptive Compliance is for owners with 10 or more units.

It's right for you if:

- Built between 1960 and 1978;
- 10 or more units, in one property or across multiple;
- All units owned by the same owner;
- No current unresolved RIDOH violations;
- No history of multiple lead poisonings.

How to get this certificate:

1. Hire a licensed Lead Inspector to inspect at least 5% (minimum two) units.
2. Ensure at least 90% of inspected units pass inspection.
3. Complete the presumptive compliance application.
4. Certificate of Presumptive Compliance is issued by RIDOH.

Certification Expiration:

Valid for two years.

A Conditional Lead Safe Certificate is for properties with violations, or with previous lead control or reduction projects.

It's right for you if:

- The property had previous lead control or reduction projects.

How to get this certificate:

1. Hire a licensed Lead Inspector for a Comprehensive Environmental Lead Inspection.
2. Inspection:
 - If the property passes, you receive a Conditional Lead Safe Certificate.
 - If it fails, you have to address the issues and get reinspected before you receive a Conditional Lead Safe Certificate.
3. Certification: The inspector enters the certificate into the database and provides you with a copy for your records

Certification Expiration:

Valid for two years.

A Full Lead Safe Certificate is for properties that have abated lead hazards in paint, dust, soil, and water.

It's right for you if:

- The property was built before 1978;
- Had significant work (called lead-hazard reduction) to ensure there are no lead hazards; and
 - Lead hazard reduction work includes, but is not limited to, covering, encapsulation, tear down, and reconstruction.
- You want a lead certificate that does not expire.

How to get this certificate

1. Hire a licensed Lead Contractor to preform lead hazard reduction and removal.
2. Hire a licensed Lead Inspector for a Comprehensive Environmental Lead Inspection.
 - This is a thorough inspection where the inspector will confirm lead-based paint hazards have been removed from the entire property - including the interior and exterior.
 - The inspector will test soil from the yard, near buildings, and in play areas; dust; and water samples.
3. Inspection:
 - If the property passes, you receive a Full Lead Safe Certificate.
 - If it fails, a licensed lead professional will need to conduct additional lead hazard reduction to remove the lead hazards. You can consider if a Lead Hazard Mitigation Inspection and Certificate of Lead Conformance is right for you and your property.
4. Certification: The inspector enters the certificate into the database and provides you with a copy for your records.

Certification Expiration:

This certificate does not expire. The property is considered safe from any lead exposure.

You don't need a certificate if:

- The property was built after 1978;
- Has a Full Lead-Safe or current Conditional Lead-Safe Certificate;
- Temporary/seasonal housing rented no more than 100 days to the same tenant;
- Designated for residents age 62 or older.

