



Lead Property Violations and Certifications

The Rhode Island Department of Health (HEALTH) maintains searchable lists of properties that have lead violations and pose a risk of poisoning others. These properties include those defined as “Unsafe for Habitation” and those with “Multiple Poisonings” and “Second Notices of Violations”. Since 2010, HEALTH also provides searchable lists of properties that have been certified as Lead Safe and Lead Free. All lists are updated daily.

Property Violations

Unsafe for Habitation

Properties on this list have been declared unsafe for habitation after the following events take place:

1. The property owner is sent a notice that the home presents a high risk for lead poisoning. This notice is referred to as a Notice of High Risk Premises. A home is considered as having a high risk for lead poisoning after three or more children younger than six years old and at least half of the total number of children tested while living at the premises have had significant lead poisoning. ([more](#))
2. Next, the property owner is asked to hire a Lead Inspector to conduct a Comprehensive Environmental Lead Inspection. If the Inspector does not find any lead hazards, the inspector will issue a Certification of Lead Safe Status, which the owner must submit to HEALTH within 30 days of receiving the Notice of High Risk Premises.
3. If the inspector does find hazards, the owner must hire a licensed Lead Hazard Reduction Contractor (LHR) to make the premises Lead Safe. The LHR must submit a Start Work Notification to HEALTH within 30 days of the owner's receipt of the Notice of High Risk Premises. When the work is finished, the Lead Inspector will do a Clearance Inspection and issue a Certification of Lead Safe Status that must be submitted to HEALTH within 90 days of the owner's receipt of the Notice of High Risk Premises.
4. Upon no response or action from the property owner, the home is declared unsafe for habitation by children younger than six years old, and the owner is sent a Notice of Unsafe Habitation. The owner must post and keep the Notice of Unsafe Habitation at the front entrance and at each unit in the home. The Notice is recorded at the Registry of Deeds in the city or town where the property is located and the property is placed on this public list. The owner could be liable for a large fine and possible criminal prosecution by the Office of the Attorney General.

Multiple Poisonings

Properties on this list are properties that:

- Are not lead-safe (do not have a current Lead Safe certificate); and
- Have had four or more children whose blood was tested for lead while living at the property and at least two of those children had a blood lead level of 10 mcg/dL or greater.

Second Notice of Violation

Properties on this list include properties where:

- A Lead Inspector conducted an Environmental Lead Inspection and found hazards; and

- The lead hazards were still outstanding after the property owner received a second notice of violation from HEALTH.

The Second Notice of Violation is recorded at the Registry of Deeds in the city or town where the property is located.

Lead Certifications

"Lead Safe" (with Annual Re-inspection Requirement) Certification is issued to properties where the painted surfaces, water, or soil may contain lead, but all painted surfaces are intact or fully covered and/or the lead is present in environmental levels permissible under HEALTH standards. Therefore, the property does not pose a significant health risk to children younger than six years old at the time of certification. This certification expires in a year and is only issued following a Comprehensive Environmental Lead Inspection. Routine maintenance and an annual re-inspection are required to maintain Lead Safe status.

"Lead Safe" (without Annual Re-inspection Requirement) Certification means that the property owner is exempt from the annual re-inspection requirement because either:

- The Comprehensive Environmental Lead Inspection did not identify any significant environmental lead hazards in interior dust, water, or soil, all painted surfaces were intact, and all surfaces evaluated by XRF (X-Ray Fluorescence Analyzer) were inconclusive the time of the inspection; or
- The dwelling unit and common areas have lead-free windows, the exterior siding is lead free or permanently covered (e.g. vinyl siding), and the unit/premises has been certified as Lead Safe for at least three consecutive years.

The exemption expires no later than twelve months after the date that the property is transferred. The new owner can recertify the exemption by having an annual re-inspection no later than twelve months after the date that the property is transferred.

"Lead Free" Certification is issued to properties that either contain no lead, or contain lead in amounts not sufficient to pose a health risk to children younger than six years old. Certifications of Lead-Free Status do not expire. Homes built after 1978 typically do not contain lead.

NOTE:

Most rental properties without a current HEALTH Certification of Lead Free or Lead Safe Status are required to have a Housing Resources Commission Certificate of Conformance issued by a Lead Mitigation Inspector. To check if a property has a Certificate of Conformance, visit www.ri.gov/HRC/index.php?property