

Lead Certificate Cheat Sheet

Tenants in Rhode Island have a right to housing without lead hazards. However, this doesn't mean that every house must be completely free of lead paint. Instead, most rental housing units built before 1978 need to have a current lead certificate proving that they meet minimum lead safety standards or higher, in accordance with the Lead Hazard Mitigation Act. Violations of this standard include chipping and peeling paint, bare soil within 5' of a house, and painted friction surfaces (wooden windows, rubbing doors, etc.).

Some types of units and properties may be exempt from the Lead Hazard Mitigation Act, but they may still be required to get or have a lead certificate for other reasons, (e.g. insurance purposes, certain foster home requirements). Any property owner can obtain a lead certificate if they choose to do so.

It is important to know that most lead certificates are issued for a specific housing unit, not a whole house, and are valid for a set period of time – usually 2 years. The chart below summarizes the differences between lead certificate types and indicates which are listed in the searchable, statewide lead certificate database available to the public online at:

<https://health.ri.gov/find/environmentallead/propertystatus/>

The most common types of lead certificates in Rhode Island are the Certificate of Lead Conformance and Conditional Lead Safe Certificate. However, there are variants of each, as noted in the chart below.

The following inspections can be performed by a licensed lead inspector before any work is done to identify lead hazards in need of correction and/or after work is complete to determine compliance, in order to issue a certificate:

- Lead Hazard Mitigation Inspection: This inspection is limited to a visual assessment of painted surfaces and soil within five feet (5') of a painted structure or in a play area; and dust wipe sampling in the dwelling unit for the purpose of obtaining a Certificate of Lead Conformance. Formerly known as Independent Clearance Inspection, but this name is outdated.
- Comprehensive Environmental Lead Inspection: surface-by-surface investigation to determine the presence of lead in paint, dust, soil, and water in order to identify lead hazards or determine compliance with lead standards regulated by the RIDOH Environmental Lead Program, for the purpose of obtaining a Conditional or Full Lead Safe Certificate.



Lead Certificate Type	Inspection Type	Required/available for	Valid for	Renewal	In online database?
Certificate of Lead Conformance (CLC) Interior/Exterior <i>formerly Certificate of Conformance</i>	Lead Hazard Mitigation Inspection <i>formerly Independent Clearance Inspection</i>	Required for most pre-1978 rental units. Exempt: temporary housing, elder-zoned housing Available for any residential property.	2 years	No change in tenant: Affidavit of Completion of Visual Inspection before CLC expiration date Change in tenant: repeat initial certification process	Yes
CLC Interior Only	Lead Hazard Mitigation Inspection	Pre-1978 units, during winter months only (Nov.-May)	A few months; 2 yrs w/ CLC Ext. Previous Int.	Not renewable - must obtain CLC Ext. Previous Int. by either following June 30th or after no more than or 30 days, whichever comes later, and obtain CLC Int./Ext. 2 years after CLC Int. Only issue date.	Yes
CLC Exterior Previous Interior	Lead Hazard Mitigation Inspection	Units that have obtained CLC Int. Only within past Nov.-May period	2 years from date of CLC Int. Only	Not renewable - must obtain CLC Int./Ext. 2 years after CLC Int. Only issue date.	Yes
Affidavit of Completion of Visual Inspection	Visual inspection by property owner or designated agent - form must be notarized	Pre-1978 rental units that have a CLC that has not yet expired and have had no change in tenants	2 years	No change in tenant: complete another Affidavit of Completion of Visual Inspection before the 2 year period is up Change in tenant: repeat initial CLC process	No
Certificate of Presumptive Compliance	Lead Hazard Mitigation Inspection in at least 5%, no fewer than 2 units	10+ units built between 1960 and 1978 owned by same owner.	2 years	Reinspection in different 5% of units. Eventually, all units should be inspected. All are expected to be lead safe.	No
Conditional Lead Safe Certificate <i>formerly Lead Safe Cert</i>	Comprehensive Environmental Lead Inspection	Required for properties with RIDOH violations. Available for any pre-1978 property.	2 years	Repeat initial certification process.	Yes
Interior Conditional Lead Safe Certificate	Comprehensive Environmental Lead Inspection	Pre-1978 units, during winter months only (Nov.-May)	A few months	Not renewable - exterior and/or soil hazards must be corrected no later than following June 30, to obtain Conditional Lead Safe Certificate	Yes
Full Lead Safe Certificate <i>formerly Lead Free Cert</i>	Comprehensive Environmental Lead Inspection	Available for any property shown to meet certain high lead safe thresholds for paint, dust, soil, and water	Permanent	N/A	Yes

