



BOROUGH OF SEA BRIGHT
MONMOUTH COUNTY, NEW JERSEY
www.seabrightnj.org

NEW JERSEY LEAD SAFE CERTIFICATION LAW

Effective July 22, 2022

If your rental property had been built before 1978, it must be inspected for lead. Beginning on July 22, 2022, in accordance with the law, rental properties upon turnover or within two years of the effective date, are required to have a complete Lead Safe Certification Inspection.

A NJ DCA certified Lead Evaluation Contractor shall be hired by the property owner to provide the inspection services. If no lead-based paint hazards are found during the inspection, the NJ DCA certified Lead Evaluation Contractor shall certify the dwelling unit as lead-safe on a form prescribed by the Department of Community Affairs.

If lead-based paint hazards are found, the Lead Evaluation Contractor shall notify the Commissioner of Community Affairs. If found in a multiple-dwelling, defined as 3 or more units, all units must be tested. They must be properly addressed by either lead-based paint abatement or lead-based paint hazard control methods. Lead Abatement Contractors must be certified.

Owners will be required to provide copies of all Lead Safe Certifications (per unit) and leases to the DCA inspector during their 5-year Multiple Dwelling Inspection. They are also required to provide copies of a current or newly issued Lead Safe Certificate to new residents specific for the unit they will be renting as part of the lease documents.

Exemptions

- The property has been certified to be free of lead-based paint (provide the documents)
- The property was constructed after 1978 (verified by tax record)
- The rental unit in a multiple dwelling that has been registered with the DCA as a multiple-dwelling for at least 10 years, and has no outstanding lead violations from the most recent cyclical inspection performed under the "Hotel and Multiple Dwelling Law".
- Is a single family or two family seasonal rental dwelling which is rented for less than 6 months duration each year by tenants that do not have consecutive lease renewals.
- Has a valid lead safe certification in accordance with this section.

PLEASE HAVE THE INSPECTION AND PROVIDE THE LEAD SAFE CERTIFICATION

TO CONFIRM THE AGE OF YOUR HOME, YOU CAN CHECK THE MONMOUTH COUNTY SITE BELOW