



Lead-based Paint Hazard Inspection for Rental Dwellings

December 1, 2023

Dear Property Owner:

Pursuant to New Jersey P.L.2021, Chapter 182, all rental dwelling units constructed before 1978 must be inspected for lead-based paint hazards. This inspection must take place either within two years from the law's effective date, which is July 2, 2022, or upon tenant turnover, whichever occurs first. Our records suggest that you own one or more dwelling units that meet the criteria set by this legislation. If our records are inaccurate, please disregard this notice. However, if you do own a rental unit or units built before 1978, please comply by choosing one of the two options detailed below:

OPTION 1: Employ a Certified Lead Contractor to Conduct a Lead Inspection

The Department of Community Affairs certifies firms that provide lead evaluation or abatement services. You can find a list of eligible contractors for your inspection at: <https://www.cityofsummit.org/lead>.

Fees: Costs for a private inspector are determined by the chosen vendor.

OPTION 2: Schedule an Inspection by the City of Summit

Property owners can set up a lead inspection by either emailing lead@cityofsummit.org or by calling 908-273-6404.

Fees: \$320 per unit.

To ensure compliance with the law, please either:

- Email the LEAD-SAFE/LEAD-FREE certificate obtained from a state-approved private vendor (as indicated in Option 1); or
- Submit a Lead Inspection Application along with the required payment (as indicated in Option 2) to the Department of Community Services located on the 2nd floor at City Hall on 512 Springfield Ave. in Summit. For your convenience, enclosed is a Lead Inspection Application.

Please note: Failing to obtain a LEAD-SAFE or LEAD-FREE certificate by July 2024 may result in a fine.

Thank you for your attention to this important matter.