



Alameda County Lead Poisoning Prevention Program

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THE KEYS TO MAINTAINING LEAD-SAFE RENTAL PROPERTY

Protect your tenants, your property, and your business! In Alameda County, the source of most lead poisoning in children and adults is poorly maintained lead paint in housing built before 1978. Lead poisoning causes learning disabilities, behavioral problems, and hearing loss in children as well as high blood pressure, reproductive problems, and memory issues in adults. Lead-based paint in good condition is usually not a health hazard. **As the owner of a pre-1978 property, it is your legal responsibility to provide safe and habitable housing units and to disclose all known lead hazards. Try these three key strategies:**

COMMUNICATE

- Disclose in writing any known lead-based paint and related hazards before selling or renting any housing built before 1978.
- Provide a copy of the EPA pamphlet, “Protect Your Family from Lead in Your Home” to prospective tenants and buyers. Complete and keep a copy of the “Disclosure of Information” form.
- Speak with your tenants about possible lead hazards and discuss the roles and responsibilities of both the tenant and property owners. Encourage tenants to report chipping or peeling paint.

MAINTAIN

- Test or assume that any pre-1978 painted or varnished surfaces contain lead. Keep painted and varnished surfaces in good repair. Provide regular maintenance inspections and timely repairs.
- Do major repairs and paint-disturbing work while rental units are vacant to minimize the chance of exposing tenants to lead.
- Give all tenants a copy of EPA’s “Renovate Right” pamphlet *before* you or anyone you are paying starts doing renovations.

COMPLY

- Either assume there is lead-based paint on your pre-1978 property and comply with the State of California requirement to use Lead-Safe Work Practices OR hire a State Certified Risk Assessor/Paint Inspector to determine that no lead-based paints are present on your property.
- Avoid a \$37,500+ fine from the U.S. Environmental Protection Agency (EPA) by making sure *you or any one you pay* to do paint-disturbing work on your pre-1978 rental property complies with the Lead-Based Paint Renovation, Repair, and Painting Program Rule. Whoever does paint-disturbing work on your property, *even if it is YOU*, must be properly RRP-trained, certified, and registered with EPA as a “firm”. All “firms” must keep a record that all employees are trained by a Certified Renovator to use lead-safe work practices and that cleaning verifications were completed.
- Monitor renovations to make sure you and your contractors are working lead-safe. Comply with OSHA requirements. Do not allow tenants, neighbors, workers or workers’ families to be exposed to lead paint chips or dust.

Property Owner Services

The following free services are available to owners of pre-1978 residential property **in the cities of Alameda, Berkeley, Emeryville, and Oakland:**

On-Site Lead Consultation – An ACLPPP staff member will visit your property to conduct a visual survey and answer your lead safety questions.

Lead-Safe Training – Training for you or your maintenance workers. Visit our website or call us to find out about the next scheduled class.

"Protect Your Family From Lead In Your Home" Pamphlets – Federal law requires that owners of residential properties built before 1978 disclose all known lead hazards to their tenants and to all potential buyers, and to provide the EPA/HUD pamphlet titled "Protect Your Family From Lead In Your Home". Copies are available in limited quantities by calling ACLPPP or can be printed from www.aclppp.org.

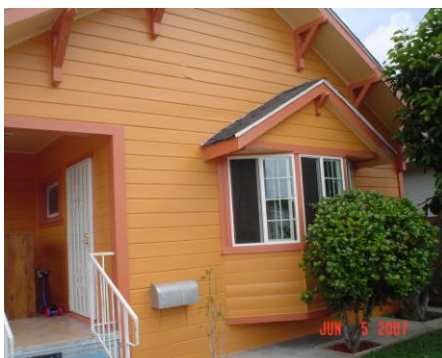
Lead Hazard Repair Funding – Financial assistance is periodically available for lead hazard repair work for rental properties with low-income tenants or for homes with lead-poisoned children. Call us at 510-567-8280 to discuss your property. For properties in the City of Alameda, call 510-747-6897.

Unsafe Work Practices

Call us if you see someone sanding, scraping, power washing, or disturbing paint on a pre-1978 property without containing all the dust and debris. They may be creating a lead hazard and violating the law.

ACLPPP will provide information to tenants, property owners, and contractors on lead safety laws and regulations, lead-safe work practices, and available resources.

**CALL 510-567-8280
TO REPORT UNSAFE
WORK PRACTICES**



Lead-based paint chips, as well as soil and household dust contaminated with lead are the primary sources of lead poisoning. For more information about these and other possible sources, visit www.aclppp.org.

Check out our website at www.aclppp.org where you can find the latest information about:

**LEAD SOURCES
LEAD-SAFE WORK PRACTICES
HEALTHY HOMES PRINCIPLES
CLASS SCHEDULES
TRAINING PROVIDERS AND
CONSULTANTS**



Please call us at 510-567-8280 with your questions about lead safety. You can also request free language assistance or to let us know if you or anyone in your family is a person with disabilities that needs a specific accommodation to fully utilize our programs and services.