

TOWN OF DOVER

Code Enforcement & Inspection Department

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William J. Isselin – Chief Code Enforcement Officer

The Lead-Based Paint Inspection Cycle

- **A. Lead Inspections Required:** Beginning July 22, 2022 as per P.L. 2021, c. 182 all residential rental properties built before 1978 in certain single-family, two-family, and multiple rental dwellings are required to be tested for lead-based paint hazards, at times specified in the law. All rental units must be inspected for lead-based paint within 2 years of the effective date of the law, July 22, 2022, or upon tenant turnover, whichever is earlier. This means that the first inspection must take place no later than July 22, 2024 whether there is a change in tenancy or not.
- **Requirements:** All rental properties that fall under the Lead-Based Paint law as required by the State of NJ are required to be inspected upon change of tenancy or prior to July 22, 2024. Lead-Safe Certificates are good for 2 years from the date of issuance. After the Lead-Safe Certificate expires and there has been no additional changes in tenancy the property owner must get a new lead-based paint inspection done within 12 months of the previous Certificates expiration date. Some practical examples of this are as follows;
- **Example #1**
 1. Property owner rents a unit in his or her building and has it inspected for lead. The inspection results in a Lead-Safe Certificate being issued on 11/1/2022. The Certificate is good for 2 years until 11/1/2024.
 2. If the same tenant is there after 11/1/2024 the property owner must have another lead-based paint test done within one year of the expiration date of the Lead Safe Certificate being issued. The new Certificate is now good for another 2 years from the date of issuance.
- **Example #2**
 1. Property owner rents a unit in his or her building and has it inspected for lead. The inspection results in a Lead Safe Certificate being issued on 11/1/2022. The Certificate is good for 2 years until 11/1/2024.
 2. The tenant moves out after a year and the dwelling unit is rented to another tenant on 11/1/2023. Lead-Based Paint Certificate is not required as there is a current Certificate good until 11/1/2024.
 3. Tenant moves out after 11/1/2024 but before 11/1/2025, a new inspection is required and results in a new Lead-Safe Certificate being issued. That Certificate is good for another 2 years from date of issuance.

- **Comments**

1. Each scenario will be somewhat different, so if you have any questions regarding when inspections are required please contact the Code Enforcement Department.

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