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June 30, 2023

Dear Randolph Township Residential Landlords:

The State of NJ passed a law requiring all residential rental dwellings be inspected for lead hazards. This law requires municipalities to cause rented dwellings be inspected for the presence of lead hazards. If hazards are identified, then the owner must remediate through abatement or interim control measures. The law permits the landlord to secure inspection services privately from a State approved entity or the Randolph Township Department of Health and Code Enforcement. Additional information regarding the NJ State Law may be found at <http://www.nj.gov/dca/divisions/codes/resources/leadpaint.html>

The following residential rental dwellings are exempt from this law and do not require inspection. It should be noted that exempt properties must be registered with the municipality and pay a one-time administrative fee of \$50. Exempt properties include:

- Dwellings that have been certified free of lead-based paint either after abatement is completed or an evaluation has confirmed there is no lead-based painting in the dwelling.
- Dwellings constructed during or after 1978.
- Multiple dwellings that have been registered with the NJ DCA as a multiple dwelling for at least 10 years, either under current or previous owner, and has no outstanding lead violations from the most recent cyclical inspection.
- Seasonal rental dwellings which are rented for less than 6 months.

The Randolph Township ordinance (RT Ord. 26-270 et seq) authorizing local enforcement action effective date is July 1, 2023. The Randolph Health Department will begin program implementation and will notify affected landlords/property owners.

Residential landlords/property owners are encouraged to call the Health Department at 973-989-7050 to book an appointment for an inspection (\$220 inspection fee) or file your exemption or third party lead safe or lead-free certificate (\$50 Administrative fee). Please note we appreciate your cooperation as statewide compliance is mandatory. Randolph Township reserves the right to take enforcement action for non-compliance. Fines are set by statute at \$1000 per week conditions remain non-compliant. (See New Jersey P.L. 2021, Chapter 182).

Please call our offices if you have any questions regarding this program, 973-989-7050.

Regards,

Mark Caputo, Director
Health and Code Enforcement