



VILLAGE OF RIDGEWOOD

March 13, 2024

Dear Property Owner:

Village of Ridgewood records indicate that you may own a rental property that may be impacted by the new law *N.J.A.C. 5:28A Lead-Based Paint Inspections in Rental Dwelling Units*.

This new law states that certain rental units built before 1978 are required to have a visual inspection to assess for lead-paint hazards completed at the next tenant turnover, or by July 2024 if there is no turnover.

Failure to comply with the new law can lead to a fine of up to \$1,000 per week.

The Village of Ridgewood has partnered with LEW Environmental Services (lewenvironmental.com or 1-800-783-0567) to provide a comprehensive solution to ensure compliance with the new state law. In addition to performing the inspection and issuing a certificate, the company will submit all information to the Village of Ridgewood, as well as the \$20 fee to the Lead Hazard Control Assistance Fund, on your behalf.

If your rental property passes the inspection, a Lead-Safe Certification will be issued, which is proof of compliance with the regulation. The Lead-Safe Certification will be valid for a two-year period. If a tenant turnover occurs after the expiration of the certificate, another inspection is required. If there is no tenant turnover, then another inspection is required one year after the certificate expires (three years after the initial inspection).

Alternatively, you may choose to directly hire another New Jersey-certified lead evaluation contractor to perform the inspection. If you chose to hire your own company, you must register the certificate and pay the \$20 Lead Hazard Control Assistance fee at the Village of Ridgewood Building Department once the inspection is completed.

A list of certified lead evaluation contractors may be found here:

https://www.nj.gov/dca/divisions/codes/publications/pdf_lead/ld_eval_contrs.pdf

If you have any questions, please call the Building Department at 201-670-5500, extension 2281

Thank you in advance for your cooperation.

Sincerely,

Anthony Merlino
Construction Code Official