



STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS  
Executive Office of Commerce (EOC)  
Office of Housing and Community Development (OHCD)  
Housing Resources Commission  
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## FREQUENTLY ASKED QUESTIONS ABOUT LEAD MITIGATION

### What is lead?

Lead is a poison that can harm people when it enters the body. Most houses built in Rhode Island before 1978 contain lead-based paint.

### Why do I need a lead inspection?

Since November 1, 2005, the Lead Hazard Mitigation Law required that most landlords and owners of pre-1978 rental units and houses have their unit(s) and premises inspected for lead hazards.

### When do I need an inspection?

If a tenant moved out, or tenant requests an inspection or a request by a state or federal agency, then you must have the unit inspected. After the unit passes the inspection the inspector will issue for the unit a CERTIFICATE OF CONFORMANCE that is good for two years.

If the unit or premises fails either the Visual Inspection and/or Dust Wipe Sampling, then your inspector will give you instructions on how to safely address the deficiencies. Your inspector will also provide information about financial and licensed contractor help.

### What are my legal responsibilities as a property owner?

By law, you are required to give the following documents to tenants and potential buyers of your property:

- The Certificate of Conformance for the unit(s);
- Any lead inspection reports for the unit(s);
- All laboratory results related to the lead inspection (visual inspection evaluation and dust sample analysis)
- **The EPA Protect Your Family From Lead** booklet. This applies to all properties regardless of whether or not a lead inspection has ever been performed.
- A copy of the **EPA Lead Disclosure Form** that your tenant(s) must sign. Both you and your tenant should retain a copy of this form. This applies to properties regardless of whether or not a lead inspection has ever been performed.

For your own protection, be certain to use the **Lead Disclosure Form** to document everything that you've given to tenants or buyers. This signed Lead Disclosure Form shows you have done your part and given tenants and buyers the information they need to protect themselves. By informing tenants, you are making them take part of the responsibility for monitoring and reporting hazards in their apartments.

You must also give your tenant:

- The name, address, and telephone number of a contact person tenants can call if they find peeling, chipping, cracking, chalking, and paint dust in their unit or on the premises.

### Questions or Concerns?

Please contact:

**The Housing Resources Commission**

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