

MAINTAIN LEAD-SAFE PROPERTIES

Develop and use a plan to deal with lead paint.

- Hire a certified lead inspector or risk assessor to perform lead testing of pre-1978 properties and make recommendations for controlling lead hazards. If the paint has not been tested, assume it contains lead.
- Inspect pre-1978 housing for chipping and peeling paint. Check for peeling paint every time you or your workers go to the property.
- Make sure windows and doors move easily. Window friction is a major source of fine lead dust.
- Keep good records of inspections, maintenance and repair.

Use lead-safe work practices for renovation, maintenance, repair or painting.

- Get certified or have your maintenance personnel get certified before performing renovations, maintenance, painting and repairs on pre-1978 properties.
- If hiring a contractor, ensure that lead-safe certified renovation firms perform all renovations, maintenance, painting and repairs using trained and certified renovators.
- Carefully repair all damaged paint surfaces.
- Promptly fix peeling paint.
- Include specific RRP work practices in operations and maintenance policies. Be sure everyone is familiar with the policies and has the right tools for the job.
- Proper maintenance and cleaning at unit turnover can help prevent lead poisoning.



Help keep tenants lead-safe.

- Encourage tenants to report paint chips or paint that is cracking, peeling or rubbing on another surface.
- Immediately clean up paint chips. Promptly repair deteriorated paint, especially when children or pregnant women occupy the property.
- Have bare soil tested for lead and provide a lead-safe play area. Plant shrubs, grass or flowers over bare soil where there is potential for lead contamination.

RESOURCES

Lead-Based Paint Program

Oregon Health Authority (OHA)
800 N.E. Oregon St., Suite 640
Portland, OR 97232
971-673-0440 • lead.program@state.or.us
www.healthoregon.org/lead

Leadline

Lead poisoning prevention information and referral. Spanish, Russian and Vietnamese interpreters available.
1-800-368-5060 • leadline@multco.us
www.leadline.org

Oregon Construction Contractors Board (CCB)

503-378-4621 • www.oregon.gov/CCB

U.S. Environmental Protection Agency (EPA)

1-800-424-LEAD (5323) • www.epa.gov/lead

U.S. Department of Housing and Urban Development (HUD)

www.hud.gov/offices/lead

This document can be provided upon request in an alternate format for individuals with disabilities or in a language other than English for people with limited English skills. To request this document in another format or language, contact the Lead-Based Paint Program at 971-673-0440 or by email at lead.program@state.or.us

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LEAD AWARENESS

FOR LANDLORDS

Protect your tenants and
your investment



Oregon
Health
Authority
PUBLIC HEALTH DIVISION
Lead-Based Paint Program

LEAD-BASED PAINT

As a landlord, you are concerned about your tenants' health and how best to maintain your rental properties. Dealing with potentially harmful lead-based paint can be a challenge. Here you will learn about your responsibilities and how to renovate and maintain lead-safe properties.

Homes and buildings that were built before 1978 can contain lead-based paint. Lead-based paint in good condition is usually not a problem. However, paint that is chipping, peeling, cracking or rubbing on another surface may create lead dust. This dust settles on floors, windowsills and other surfaces and can poison children. Remodeling, renovation, painting and routine maintenance can create large amounts of lead dust and debris.

Lead is especially dangerous to children. Even very small amounts of lead can be harmful. Children can be harmed by lead and may not look or act sick. The effects of lead poisoning can be permanent. In children, lead can cause:

- Reduced IQ;
- Learning disabilities;
- Behavioral problems; and
- Kidney and liver damage.

Lead is also harmful to adults and can cause high blood pressure, reproductive problems, organ damage and other adverse health effects. Pregnant women exposed to lead can pass the lead to their babies during pregnancy. Lead can also cause babies to be born too small or too early.

YOUR LEGAL REQUIREMENTS AS A LANDLORD

LEAD PAINT DISCLOSURE

If you own or manage rental properties built before 1978, you are required to distribute an Environmental Protection Agency (EPA) booklet about lead paint called *Protect Your Family From Lead in Your Home*, and **to keep written proof for three years that you distributed the booklet.**

You must also disclose to the tenants what you know about the rental property's lead-based paint, lead hazards and lead testing results. This information must be given to the tenants before they sign the lease. You are not required to test for lead-based paint or remove it.

LEAD-SAFE RENOVATION

Safe renovation of old housing is the best way to protect Oregon children from lead poisoning. Unsafe home renovations and repairs contribute to nearly half of Oregon's childhood lead poisonings.

If you own or manage rental properties or other child-occupied facilities built before 1978, **you are required to be trained and certified prior to conducting any renovations, maintenance, repair and painting activities.** You must also follow work practice standards and other requirements as outlined in the Renovation, Repair and Painting Rule (RRP). If the work disturbs more



than a certain area of paint, the worker must follow safe work practices to prevent contamination.

LEAD-SAFE HOUSING RULE

This rule applies to homes built prior to 1978 that receive federal housing assistance. Certain actions are required to address lead hazards and work practice standards may differ from the RRP Rule.

PRE-RENOVATION NOTICE

If the RRP or Lead-Safe Housing rules apply to a project, **you must give the tenants a copy of the EPA *Renovate Right* booklet before a remodeling, paint or repair project begins.**

This requirement also applies to common areas, such as hallways and lobbies.



OREGON RESIDENTIAL LANDLORD AND TENANT ACT

As a landlord, you are responsible for observing federal, state and local laws relating to the property's condition. Every Oregon rented residential unit must meet certain standards for safety, health and cleanliness (ORS 90.320). For more information on Oregon's Residential Landlord and Tenant Act, see www.OregonLawHelp.org.