

Egg Harbor City Code Enforcement Office  
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## EGG HARBOR CITY



Code Enforcement

### **STATE MANDATED LEAD SAFE INSPECTIONS**

In July, the Governor signed P.L. 2021, c. 182 into law. This Lead Law addresses lead based paint hazards in rental housing. The Act took effect on July 22, 2022. The full text of the act is available online at: <https://www.njleg.state.nj.us/Bills/2020/PL21/182.PDF> The act imposes an obligation on Municipalities that maintain permanent local agencies for the purposes of conducting inspections and enforcing laws, ordinances, and regulations concerning buildings and structures, to perform inspections of certain single- family, two family and multiple rental dwellings constructed prior to 1978, for lead based paint hazards, at times specified in the act. **A municipality shall permit dwelling owners/ Landlords to directly hire a certified lead evaluation contractor for this purpose.** If lead based paint hazards are identified, then the owner of the dwelling shall remediate the hazards through abatement of lead-based paint hazard control mechanisms. A full list of contractors is available on the City Website at [www.eggharborcity.org](http://www.eggharborcity.org)

**Effective January, 2023**, a Lead Safe Certification **MUST** be provided upon applying for a **change of occupancy**. Egg Harbor City inspections must utilize the Dust Wipe Inspection. The New Jersey Department of Community Affairs has a listing of Certified Lead Evaluation Contractors as well as a listing of Certified Lead Abatement Contractors. A copy of the Lead Safe Certification must be on file with City Construction Office. **Effective January, 2024**, a certificate **MUST** be provided for ***all rental properties built prior to 1978.***

Property owners are encouraged to read all of the information available to them due to the potential penalties imposed by the State for failure to comply with these directives