LEAD POISONING

Information for Real Estate Agents

Lead poisons children. Most children get lead poisoning from lead dust and lead paint in old homes. As a real estate agent, you can help protect children from lead poisoning.

# The Massachusetts Lead Law

The Lead Law says an owner must remove or cover lead paint hazards in homes built before 1978 if a child under 6 lives there. Lead paint hazards include loose paint and lead paint on windows and in other places that children can reach.

## The only way to know if there is lead in a home is to have it tested by a licensed inspector.

If there is lead in the home, the owner must remove or cover it. There are different ways to do this. Some work can only be done by a licensed deleader. But proper ty owners can do most deleading work themselves

if they get trained and authorized. Call CLPPP to learn more.

Wha**t** abou**t** money?

There is money to help property owners pay for deleading. Encourage property owners to call the Get the Lead Out program at 1-617-854-1000.

<http://tinyurl.com/ma-lead-out-loans>

Owners may be eligible for a state income tax credit of up to $3,000 if they delead their home.

Call for free: 1-800-532-9571

Tenant and Property Transfer Notification

# What You Need to Know

Real estate agents and owners must comply with these Lead Paint Notification requirements:

## Tenant Notification and Certification

You must disclose the presence of known lead paint if you are renting a home built before 1978. You must give the tenant these papers before they sign a rental agreement, even if the tenant does not have children:

* A Tenant Notification and Certification form
* A copy of the most recent lead inspection report, if it exists
* A copy of any Letter of Compliance or Letter of Interim Control, if they exist
* Any information about lead in the home.

## Property Transfer Lead Paint Notification

When a buyer is about to purchase a home built before 1978, you must give them the following:

* A Property Transfer Lead Paint Notification form
* A signed Property Transfer Certification form
* Any information the owner has regarding lead in the home
* A copy of any inspection report, Letter of Compliance, or Letter of Interim Control
* A 10 day period to have the home inspected for lead at the buyer’s expense before the Purchase and Sale.

**All Notification and Certification forms are online at** [**www.mass.gov/dph/clppp**](http://www.mass.gov/dph/clppp)

# **P**enalties

Real estate agents and sellers who do not comply with the law could face civil and criminal penalties. You could lose your real estate license.

**C**hildhood Lead Poisoning

Prevention Program ( CLPPP) Call for free: 1-800-532-9571

On the web: [www.mass.gov/dph/clppp](http://www.mass.gov/dph/clppp)

Massachusetts Department of Public Health

Bureau of Environmental Health

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