

Lead Paint

Updated February 2021

Lead poisoning is serious—especially for children—and many homes built before 1978 have lead paint.

What can I do to keep my family safe from lead paint?

- **Keep your children away** from peeling paint, chipping paint or paint dust.
- **Get your children tested for lead.** Ask your child's doctor to test for lead. Any elevated lead level is cause for concern and action.
- **Do a home lead test.** Many hardware stores sell home lead test kits for around \$10. Make sure the test is EPA-approved.
- **Ask your landlord to certify that your rental property is lead-safe or lead-free.**

Does my landlord have to give me a a lead-safe or lead-free certificate?

Yes, if you live in one of these zipcodes:

By April 1, 2022, all rental properties (private, PHA, Section 8 and HUD housing) in Philadelphia built before 1978 must be certified lead-safe or lead-free.

Check to see if your zipcode is covered yet:

- **Beginning October 1, 2020:** 19121, 19131, 19132, 19133, 19138, 19139, 19140, 19141, 19143, 19144, 19151
- **Beginning April 1, 2021:** 19102, 19104, 19119, 19120, 19122, 19124, 19126, 19127, 19134, 19137, 19142
- **Beginning October 1, 2021:** 19107, 19118, 19125, 19128, 19129, 19130, 19135, 19145, 19146, 19148, 19153
- **Beginning April 1, 2022:** 19103, 19106, 19111, 19114, 19115, 19116, 19123, 19136, 19147, 19149, 19150, 19152, 19154. See www.phila.gov/2019-10-22-rental-property-lead-certification-law or more information.

Yes, if you have a child age 6 or under:

Rental properties, in any zipcode, with a child age 6 or under must be certified lead-safe or lead free. This does not apply if your home is PHA, Section 8 or HUD housing. This also does not apply if your home was built after 1978 or if your lease is from before 2012.

If your rental property falls under either of these rules, then your landlord must:

- Hire a qualified contractor for a lead test and certify the property is Lead-Safe or Lead-Free.
- Give a copy of the Lead-Safe/Lead-Free Certificate to you and Department of Public Health.
- Re-test and give you a new Lead-Safe Certificate every four years.
- Your landlord may not collect rent or evict you unless they give you this lead certificate.

My landlord will not certify that my rental property is lead-safe or lead-free. What can I do?

- **Send notice to the landlord.** See the back of the flyer for a sample letter.
- **Withhold rent.** Set your rent money aside in a bank account or money order until the landlord gives you the certificate.
- **Call the Department of Public Health** at 215-685-2788.
- **Contact the Philly Tenant Hotline** at 267-443-2500 for information and advice.



**Philadelphia
Eviction
Prevention
Project**

Philly Tenant Hotline 267-443-2500 www.phillytenant.org

The Philadelphia Eviction Prevention Project is a joint effort of: Clarifi, Community Legal Services, Legal Clinic for the Disabled, Philadelphia VIP, SeniorLAW Center, and Tenant Union Representative Network

Re: Lead Certification

_____ (Landlord's Name)

_____ (Landlord's Address)

_____ (Landlord's City, State and Zip Code)

Dear Sir or Madam:

I am writing to request a lead-safe or lead-free certificate for the property I rent from you located at _____ (property address).

According to the Philadelphia Lead Paint Disclosure and Certification Law—Health Code, Chapter 6-800—a landlord must provide a lead-safe or lead-free certificate under the following conditions:

- The tenant signed the lease after December 2012.
- The property was built before 1978 and is located in a covered zip code. ***

OR

- The tenant signed the lease after December 2012.
- The property was built before 1978.
- The tenant has a child age 6 or under.
- The tenant does not receive a rental subsidy like Section 8.

Therefore, I am requesting that you hire a qualified contractor to certify that the property is lead safe or lead free. Until I receive a lead-safe or lead-free certificate from you, I reserve the right to legally withhold rent.

I appreciate your prompt attention to this matter.

Sincerely,

_____ (Your Signature)

_____ (Date)

If possible, send certified mail, return receipt requested.

*** Covered zip codes have the highest rates of lead poisoning in Philadelphia. More zip codes will be added every 6 months. See www.phila.gov/2019-10-22-rental-property-lead-certification-law to see when each zip code will be covered.