

Lead Paint

Updated January 2023

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. As of 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.

If your rental property was built before 1978, 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.



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.

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.