

THOMAS MUSCARELLA ERIE COUNTY DEPARTMENT OF HEALTH DEPUTY DIRECTOR - PRIMARY PREVENTION

New York States

Lead Rental Registry and Proactive Rental Inspection Program

NYS PUBLIC HEALTH LAW §1377

- Requires that all property owners of homes, within the Communities of Concern, built prior to 1980 with two or more units to register their property through a rental registry and have a lead safety inspection conducted.
- All rental properties will have to acquire a lead safety certificate, based on visual inspections for deteriorated paint and dust wipe sampling, if no hazards are identified.
- Hazards identified through VISUAL INSPECTION will require remediation, follow-up inspection(s) and post remediation dust sampling.
- Remediation must be conducted by individuals with appropriate EPA certifications.

NYS SANITARY CODE PART 67-5

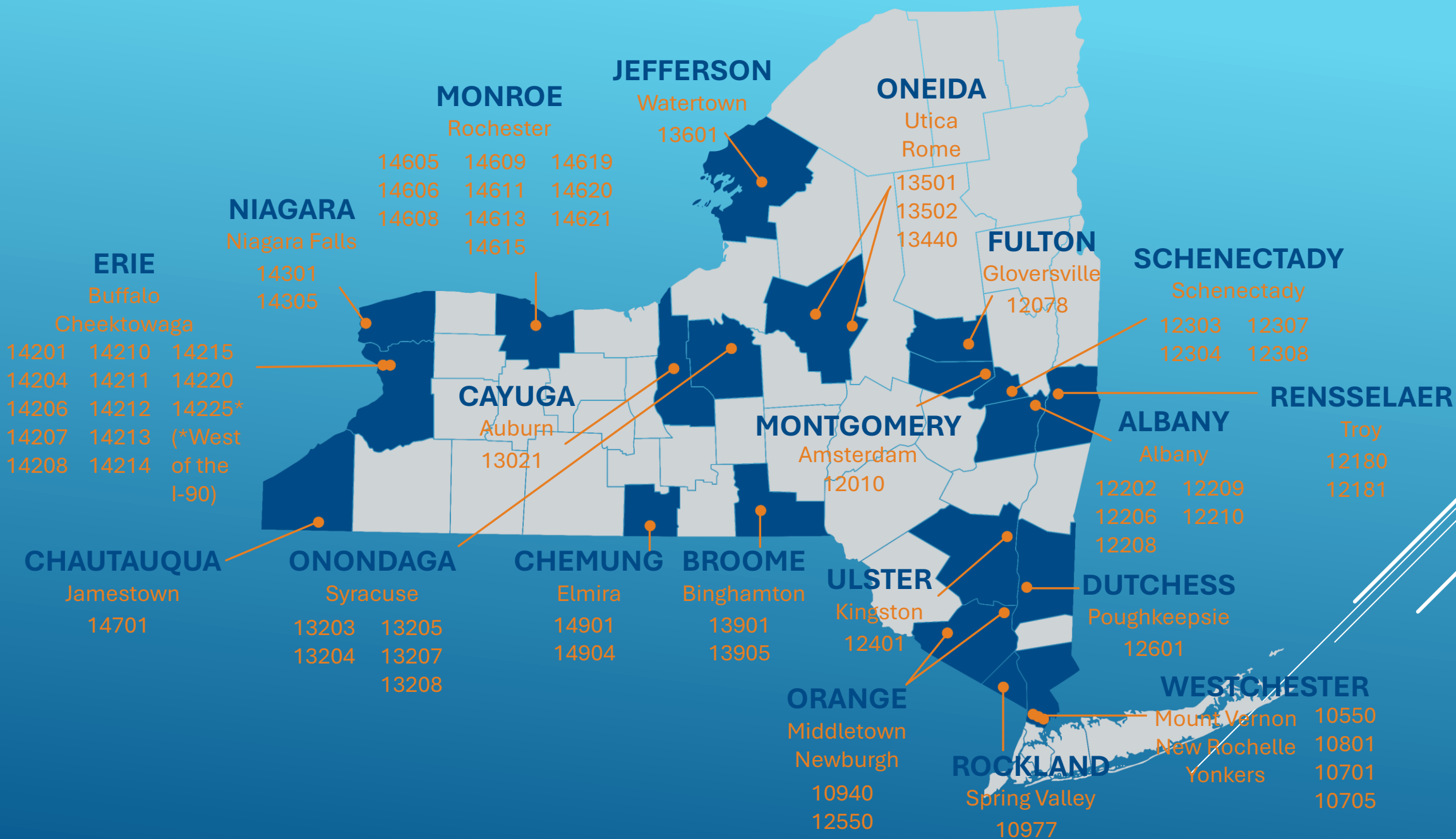
- Published for public comment December 2024.
- Many comments received, especially from the NYS Lead Poisoning Prevention Advisory Council.
- Significant revisions being made.
- Still not published for public comment
- Program begins inspections November 2025

COMMUNITIES OF CONCERN

25 Communities of Concern throughout the State

A C of C is defined as:

Zip Codes within a County identified by the New York State Department of Health that have a **disproportionately high prevalence of children with elevated blood lead levels** and a significant number of rental properties constructed prior to 1980.



INSPECTION MODELS

- ▶ Model A - Local Health Department (LHD) performs all inspection
- ▶ Model B – LHD is primary agency, but is assisted by local code enforcement
- ▶ Model C – Third party inspection and/or self inspections with proper certification
- ▶ Model D – Hybrid of A, B and C. – ECDOH is using this model
 - ▶ Codes, Section 8 inspections, 3rd party and LHD

PROACTIVE RENTAL INSPECTION

- ▶ Visual Assessment for Conditions Conducive to Lead Poisoning
 - ▶ Paint condition – pre-1980 assume lead, Soil and Dust
- ▶ Occupant Education and Intervention Items provided
 - ▶ Cleaning kit and Hand Soap
- ▶ Property Owner under order to remediate within 45-60 Days
- ▶ Enforcement initiated for non-compliance
 - ▶ Stipulation hearings then referral to Administrative Hearing or Buffalo Housing Court
- ▶ Post-Remediation Dust Sampling performed