

Borough of Cresskill
67 Union Avenue, Cresskill New Jersey 07626
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Application for Lead-Based Paint Hazard Inspection

Complete this form only if the house was built prior to 1978

Date Received: _____ Year the house was built: _____

Property address: _____

Has the property/dwelling been previously certified to be free of lead-based paint pursuant to N.J.A.C. 5:17-3.6(b) either after an abatement was completed or an evaluation confirmed there is no lead-based paint in the dwelling?

☐ Yes ☐ No

If YES, please submit a certification form from a certified lead evaluation firm

Has the property/dwelling been issued a valid lead-safe certificate issued pursuant to P.L. 2021, c.182? Lead-safe certificates are valid for **two years** from date of issuance.

☐ Yes ☐ No

If YES, please submit the valid lead-safe certificate

FOR MULTIPLE DWELLINGS ONLY (3 or more dwelling units): Has the property been registered with the Department of Community Affairs for at least 10 years with no outstanding paint violations from the most recent cyclical inspection performed pursuant to N.J.S.A. 55:13A-1?

☐ Yes ☐ No ☐ Not Applicable

If YES, please provide certification from the DCA

If you have answered NO to all of the questions above or are unable to provide valid documentation, a Lead-Based Paint Hazard inspection must be performed.

The Borough of Cresskill is able to provide the service of a lead evaluation inspector to conduct the Lead-Based Paint Hazard inspection; however, in accordance with P.L. 2021, c.182, the owner/landlord may directly hire an NJ certified lead evaluation contractor.

Please choose one of the following:

- ☐ I choose to have the Lead-Based Paint Hazard inspection performed by the Borough of Cresskill
☐ I choose to hire an NJ certified lead evaluation contractor and will provide a lead-safe certificate to the Borough of Cresskill

Signate of property owner

Date

Please make checks payable to **Borough of Cresskill**.

Date Received: _____
Check #: _____
Received by: _____
App #: _____

Inspection performed by the Borough: **\$220**
Inspection performed by an outside agency: **\$60**

Inspection Date: _____

Inspection Time: _____

§ 207-35 Lead-based paint certificates and inspections.

Inspections for lead-based paint in rental dwelling units shall be governed by the standards set forth in N.J.S.A. 52:27D-437.1 et seq., and N.J.S.A. 55:13A-1 et seq. A dwelling unit in a single-family, two-family, or multiple rental dwelling shall not be subject to inspection and evaluation for the presence of lead-based paint hazards if the unit:

A. Has been formally certified to be free of lead-based paint.

B. Was construction during or after 1978.

C. Is in a multiple dwelling that has been registered with the Department of Community Affairs as a multiple dwelling for at least 10 years, either under the current or a previous owner, and has no outstanding lead violations from the most recent cyclical inspection performed on the multiple dwelling under the "Hotel and Multiple Dwelling Law," P.L. 1967, c. 76 (N.J.S.A. 55:13A-1 et seq.).

D. Is a singly-family or two-family seasonal rental dwelling which is rented for less than six months duration each year by tenants that do not have consecutive lease renewals.

§ 207-36 Required inspections.

A. General inspection: the owner, landlord and/or agent of every rental dwelling unit offered for rent shall be required to have an inspection of the facility done by the lead inspection officer prior to the rental thereof. The rental inspection officer shall inspect every rental dwelling unit prior to any occupancy or re-occupancy of the dwelling.

B. Lead-based paint inspection: The owner, landlord and/or agent of every single-family, two-family, and/or multiple dwelling unit offered for rental shall be required to obtain an inspection of the unit for lead-based paint hazards every three years, or at tenant turnover, whichever is earlier.

§ 207-37 Notice.

Whenever any rental dwelling unit is scheduled for a change in occupancy, the then current owner shall provide written notice to the rental inspection officer that an inspection is needed at least 20 days prior to the scheduled change.

§ 207-38 Time for inspections.

All inspections and reinspection shall take place within 10 working days of the requested inspection. Inspection fees shall be paid prior to the inspection. No inspections or reinspection shall take place unless all fees are paid. Scheduled inspections or reinspection may be canceled by the Borough at least 24 hours prior to the scheduled inspection or on the last working day prior to the scheduled inspection. Every inspection where the landlord, tenant, owner or agent has failed to provide access for inspection shall be deemed a failed inspection.

§ 207-39 Fees for inspection; lead-based paint inspections.

In addition to the general inspection fees due pursuant to this section, an additional fee in the amount of \$200 shall be paid for each lead-based paint inspection, plus the state fee of \$20. Alternatively, a dwelling owner or landlord may directly hire a private lead evaluation contractor who is certified to provide lead paint inspection services by the Department of Community Affairs to satisfy all statutory and regulatory requirements, in which case no additional lead-based paint inspection fee shall be paid, in this case an administrative fee of \$40 shall be collected along with the \$20 state fee, deposited to the Lead Hazard Control Assistance Fund.