

On January 4, 2008, Governor Corzine signed a bill into law expanding the lead-safe maintenance requirements for multiple dwellings to all one- and two-family rental units. This law, P.L. 2007, c. 251, requires that all one- and two-family rental properties be registered with the Bureau of Housing Inspection and that they be maintained in a lead-safe condition. There are exemptions for units that are owner-occupied, units that were constructed after January 1, 1978, units that are rented only on a seasonal basis and units that are inspected and found to be free of lead-based paint.

These new requirements will not take effect until the Department adopts implementing regulations. No registration or inspection of one- or two-family rental properties is required until such time as the regulations are adopted. As additional information becomes available, it will be posted on the Department's website and shared with interested organizations.