

## Do you own a rental property?



Rental property owners, or landlords, are responsible for many things – including making sure the rental unit is lead-safe.

### What if my rental property is not lead safe?

You have two options. Both options remove Lead-Based Paint (LBP) hazards. The removal is either permanent or temporary. You get to decide. Trained and certified companies must do the work.

#### PERMANENT REMOVAL

- Remove building components
- Remove dust hazards
- Remove soil hazards
- Enclose LBP hazards with drywall, siding, or other rigid material
- Coat LBP hazards with approved encapsulant
- *Permanent removal requires contractors to be state certified for lead abatement*

#### TEMPORARY REMOVAL

- Prepare and paint LBP hazards
- Friction treatments
- Landscape over soil hazards
- *Temporary removal requires contractors to be federally certified through the U.S. Environmental Protection Agency to perform work under the Renovate, Repair and Painting Rule (RRP Rule).*

For a list of Certified Lead Abatement Contractors near you visit [www.michigan.gov/leadsafe](http://www.michigan.gov/leadsafe).

For a list of RRP Contractors near you visit [www.epa.gov/lead](http://www.epa.gov/lead)

## Yes? These are the facts you should know:



It is your job to make sure your rental units are lead safe. No safe level of lead exposure exists. A child living in your rental unit with a blood lead level of 10\* or higher requires you to take action. Taking action includes having the lead hazards removed.

*\*10 µg/dL (micrograms of lead per deciliter of blood)*



You will have 90-calendar days to have the work done. If the work is not complete in this time you may face jail time or a fine. It is a sentence of up to 93 days in jail and/or a fine of up to \$2,000 per violation per day [MCL 333.5475a].



Lead hazards must be removed before selling the rental property. Selling the property does not relieve you from having the hazards removed. A buyer must receive a copy of the lead investigation report before signing any legal contracts.

### How do I make my rental property lead safe?



#### START BY SELECTING:

Permanent or Temporary removal of LBP hazards



#### FIND & HIRE:

Certified Contractor to perform work



#### REMOVE LBP HAZARDS:

Have work performed



#### CLEARANCE TEST:

Have clearance performed by Certified LBP Inspector or Risk Assessor. *To find one near you visit [www.michigan.gov/leadsafe](http://www.michigan.gov/leadsafe)*

### Need help with the cost?

**APPLY FOR LEAD SAFE HOME PROGRAM (LSHP):** Find the application at [www.michigan.gov/leadsafe](http://www.michigan.gov/leadsafe) or call (517) 335-9390

**EXPLORE THE LEAD FUND PROGRAM WITH MICHIGAN SAVES at** [www.michigansaves.org/leadfund](http://www.michigansaves.org/leadfund) or call (517) 331-7536

Rental property owner?

Not lead safe?

Facts you should know

How to make property safe

Need help with cost?