

### **Lead-Based Paint Disclosure for Homes and Condominiums Built Before 1978:**

If your home or condominium was built before 1978 federal law requires you to provide certain information about lead paint before a prospective buyer is obligated to purchase your home under a contract. Both sellers and landlords are required to provide this information to buyers and lessees.

As part of the contract (or lease) process, and to comply with federal law, you (seller or landlord) need to provide the following to the buyer (or tenant):

1. *Protect Your Family From Lead in Your Home* pamphlet (both sellers and landlords)  
[https://www.epa.gov/sites/production/files/2017-06/documents/pyf\\_color\\_booklet\\_format\\_2017\\_508.pdf](https://www.epa.gov/sites/production/files/2017-06/documents/pyf_color_booklet_format_2017_508.pdf)
2. *Disclosure of Information On Lead Based Paint and/or Lead-Based Paint Hazards* (for sellers)  
[https://www.epa.gov/sites/production/files/documents/selr\\_eng.pdf](https://www.epa.gov/sites/production/files/documents/selr_eng.pdf)
3. *Disclosure of Information on Lead-Based Pain and/or Lead-Based Paint Hazards* (for landlords)  
[https://www.epa.gov/sites/production/files/documents/lesr\\_eng.pdf](https://www.epa.gov/sites/production/files/documents/lesr_eng.pdf)
4. Under federal law you must provide/allow a 10-day period for buyer's to do a paint inspection or risk assessment for lead-based paint or lead-based paint hazards. You may mutually agree, in writing, to lengthen or shorten the time period for inspection. Homebuyer may waive this inspection should they choose to do so.
5. Any known information concerning the presence of lead-based paint or lead based paint hazards, records/reports, if there are any.

Fill out the *Disclosure of Information On Lead Based Paint and/or Lead-Based Paint Hazards* (for sellers) to the best of your knowledge, initial the section under "Seller's Disclosure", sign, date and make copies available with your marketing materials on your dining room table, kitchen counter, or someplace where potential buyers can take a copy should they be thinking of or decide to make an offer.

Sellers/sales - When someone makes an offer, they will review the lead paint disclosure that you (seller) filled out and provided. The buyer will initial the section under "Purchaser's Acknowledgment", sign, date and include it with their offer. Forward a copy to your attorney to be included in the contract to purchase.

Landlords/rentals – Before signing a lease renters/lessees must receive the lead paint pamphlet, review the disclosure that you (landlord) filled out under "Lessor's Disclosure", signed and dated. Language in the lease needs to include a "Lead Warning Statement" and confirm you (landlord) have complied with all notification requirements. The renter/lessee needs to review the form, initial the section "Lessee's Acknowledgement" section on rental version, sign, date, and included with the signed lease.

For more information regarding lead you can go to [www.epa.gov/lead](http://www.epa.gov/lead)

To locate certified inspectors, risk assessment and abatement firms go to:  
<https://cfpub.epa.gov/flpp/pub/index.cfm?do=main.firmSearchAbatement>

Lead Paint Fact Sheet

<https://www.epa.gov/sites/production/files/documents/fs-discl.pdf>