



## ORDINANCE 1809

### AN ORDINANCE ESTABLISHING CHAPTER 15.36 INSPECTION OF LEAD-BASED PAINT IN CERTAIN RESIDENTIAL DWELLINGS

**WHEREAS**, the Borough of Glen Ridge maintains Chapter 15 entitled "Building and Construction; and,

**WHEREAS**, pursuant to P.L. 2021, c.182, all municipalities are required to inspect every single-family, two-family, and multiple unit residential rental dwelling located within the municipality on a recurring basis and at tenant turnover for lead-based paint hazards; and,

**WHEREAS**, the Mayor and Council of the Borough of Glen Ridge determined it is in the best interests of Borough residents to amend the Borough Code at this time to require inspections for lead-based paint in certain residential rental dwellings to conform with the State law.

**NOW THEREFORE BE IT ORDAINED**, by the Mayor and Council of the Borough of Glen Ridge, that the following shall be adopted:

Chapter 15 of the Borough Code, entitled "Building and Construction" shall hereby be amended and supplemented, as follows:

#### **Chapter 15.36 Inspection of Lead-Based Paint in Certain Residential Dwellings**

##### **15.36.010. Required Initial 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 within two years of the effective date of the law, July 2, 2022, or upon tenant turnover, whichever is earlier.

##### **15.36.020. Required Recurring Inspection.**

After the initial inspection required by Section 15.36.010 the owner, landlord and/ or agent of such 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, except that an inspection upon tenant turnover shall not be required if the owner has a valid lead-safe certification.

##### **15.36.030. Standards.**

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 .1et seq., and N.J.S.A. 55:13A-1 et seq., as may be amended from time to time.

##### **15.36.040. Exceptions.**

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, or for the fees for such inspection or evaluation, if the unit:

- a. has been certified to be free of lead-based paint, pursuant to N.J.A.C. 5:17; or
- b. was constructed during or after 1978; or
- 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", N.J.S.A. 55:13A-1, et seq.
- d. is a single-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; or
- e. has a valid lead-safe certification issued in accordance with N.J.S.A. 52:27D-437. 16(d)(2).

##### **15.36.050. Remediation**

If lead-based paint hazards are identified, then the owner of the dwelling shall remediate the hazards through abatement or lead-based paint hazard control mechanisms in accordance with N.J.S.A. 52:27D-437.16(d). Upon the remediation of the lead-based paint hazard, the Borough Code Enforcement Officer or designee, as may be applicable, or the owner's private lead inspector, shall conduct an additional inspection of the unit to certify that the hazard no longer exists.

**15.36.060. Certification.**

If no lead-based paint hazards are identified, then the Borough Code Enforcement Officer or designee or the owner's private lead inspector shall certify the dwelling as lead safe on a form prescribed by the Department of Community Affairs, which shall be valid for two years and shall be filed with the Borough's Code Enforcement Officer. The Borough Code Enforcement Officer shall maintain up-to-date information on inspection schedules, inspection results, tenant turnover and a record of all lead-free certifications issued pursuant to N.J.A.C. 5:17.

**15.36.070. Records.**

In accordance with N.J.S.A. 52:27D-437.16(e), property owners shall:

- a. Provide evidence of a valid lead-safe certification and the most recent tenant turnover to the Borough of Glen Ridge at the time of the cyclical inspection.
- b. Provide evidence of a valid lead-safe certification to new tenants of the property at the time of tenant turnover and shall affix a copy of such certification as an exhibit to the tenant's or tenants' lease.
- c. Maintain a record of the lead-safe certification which shall include the name or names of the unit's tenant or tenants if the inspection was conducted during a period of tenancy.

**15.36.080. Fees.**

- a. Notwithstanding any other fees due pursuant to this Chapter, a fee in the amount of \$200.00 per dwelling unit shall be paid for each lead-based paint inspection. Said fee shall be dedicated to meeting the costs of implementing and enforcing this subsection and shall not be used for any other purpose. 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 the requirements of Chapter 15.36 in which case no additional Lead-Based Paint inspection fee shall be paid.
- b. The fee for the filing of a lead-safe certification or lead-free certification shall be \$50.
- c. In a common interest community, any inspection fee charged shall be the responsibility of the unit owner and not the homeowners' association, unless the association is the owner of the unit.

**15.36.090. Violations and Penalties.**

In accordance with N.J.S.A. 52:27D-437. 19, the penalties for a violation of this Chapter shall be as follows:

- a. If a property owner has failed to conduct the required inspection or initiate any remediation efforts, the owner shall be given 30 days to cure the violation.
- b. If the property owner has not cured the violation after 30 days, the property owner shall be subject to a penalty not to exceed \$1,000 per week until the required inspection has been conducted or remediation efforts have been initiated.

**15.36.100 SEVERABILITY.**

If any portion of this Ordinance is adjudged unconstitutional or invalid by a court of competent jurisdiction, such judgment shall not affect or invalidate the remainder of this Ordinance but shall be confined in its effect to the provision directly involved in the controversy in which such judgment shall have been rendered.

**BE IT FURTHER ENACTED AND ORDAINED**, that this Ordinance shall take effect immediately upon final passage and publication in accordance with the law.

Ordinance Introduction: Tuesday, May 28, 2024

Ordinance Adopted:

ATTEST:

\_\_\_\_\_  
Deborah Mans  
Mayor

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Tara Ventola  
Municipal Clerk