



BOROUGH OF EMERSON

New Jersey

<<Full Name>>
<<Address 1>>
<<City><State><Zip>>

New Jersey Lead Paint in Rental Units Compliance *60 days until the compliance deadline***

Municipal records indicate your property located at: <<**Property Address**>> is impacted by the State of New Jersey's Lead Safe law, N.J.A.C. 5:28A. Under the provisions of N.J.A.C. 5:28A, New Jersey is mandating periodic inspections for single-family, two-family, and multiple dwellings, with exemptions for units built after 1978, seasonal rentals, and those certified lead-free. The law requires landlords to remediate any identified lead-based paint hazards and obtain lead-safe certifications.

As required with the new law, certain rental units in Emerson Borough, built before 1978, are required to have a visual inspection to assess for lead hazards completed by **July 22, 2025**.

Depending on the results of the visual inspection, a lead-safe certification will be issued which is proof of compliance with the law. The Lead-Safe Certification will be valid for a three-year period. New Certificates of Occupancy will not be issued without a valid Lead Safe Certificate or an exemption.

UNDER STATE LAW, PROPERTY OWNERS WHO FAIL TO COMPLY WITH THESE NEW INSPECTION AND CERTIFICATION REQUIREMENTS COULD RECEIVE FINES OF UP TO \$1,000.00 PER WEEK

Why Did I Get This Notice?

If you're a single-family home, your property could have been flagged as a potential rental because your property address differs from your tax billing address. If your property is not a rental, please call LEW Environmental or scan the QR code below to quickly and easily update the borough's rental records.

How It Works

The Borough of Emerson has partnered with LEW Environmental as an option to get your rental units inspected quickly and cost-effectively. LEW Environmental has the leading technology in the lead industry. Service can be easily scheduled at your convenience by going to www.lewenvironmental.com/emerson or by calling LEW's office at 908-654-8068. Service set up and confirmations will be emailed to you.

The cost for an inspection through LEW Environmental is \$250.00, plus any applicable state and local fees.

With LEW's proprietary lead portal, you have access to all information in real-time, including the Lead-Safe Certificate, and all information is automatically sent to Emerson and the state of NJ on your behalf. It's fast, easy and ensures compliance!

Property owners with multiple unit buildings who have been registered with the DCA more than 10 years should speak with a member of LEW Environmental's staff prior to scheduling inspection to see if your units qualify for an exemption.



908-654-8068

www.LEWenvironmental.com/emerson

