



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

NEW NJ State Law - Lead Paint Testing Required in Rental Units

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 and action is required.

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.

Rental properties located in Franklin Township must have inspections scheduled by September 22, 2025, with the inspection completed before the end of 2025.

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 you are a two-family home, your property could have been flagged under the assumption that at least one of the units is rented. There are various circumstances that may lead to a property being flagged as a potential rental, and we have partnered with LEW Environmental to ensure the records are accurate. If you believe your property has been incorrectly identified as having a rental unit, please contact LEW Environmental or scan the QR code below to quickly and easily update the township's rental records.

Exemptions

Properties constructed after 1978, seasonal rentals, or those with prior lead-free certification are exempt. Owners of multi-unit buildings registered with the DCA for over 10 years should consult LEW Environmental regarding potential exemptions.

LEW Environmental Partnership - How it Works

To facilitate compliance, Franklin Township has established a partnership with LEW Environmental. As the approved partner, LEW Environmental offers:

- \$250 inspections (plus any applicable state and local fees)
- Lead-Free Certificate - A lead-based paint XRF inspection costs an additional \$150 per unit, but if the unit is certified lead-free, it's exempt from all future lead inspections.
- Automatic state filings
- Guaranteed deadline compliance if services are scheduled by September 22, 2025

Service can be easily scheduled at your convenience by going to www.lewenvironmental.com/franklin-township-hunterdon-county or by calling LEW's office at 908-654-8068. Service set up and confirmations will be emailed to you.

Property owners who elect to use alternate providers assume full responsibility for ensuring all documentation and payments are submitted in accordance with state and local requirements by the deadline.



908-654-8068
www.LEWenvironmental.com/franklin-township-hunterdon-county

