



Town of HARRISON

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

FINAL NOTICE

New Jersey Lead Paint in Rental Units Compliance

Municipal records indicate your property located at: <<Property Address>> is impacted by New Jersey's Lead Safe Certification Law and must be inspected or exempted, as required 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.

Impacted rental properties in Harrison Town are required to have a visual inspection to assess for lead hazards scheduled by September 22, 2025, with the inspection completed by the end of 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.

This is a final reminder to schedule your inspection by September 22, 2025. Under State law, property owners who fail to comply with the inspection and certification requirements could receive fines of up to \$1,000 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 town's rental records.

If you recently scheduled your inspection with our office, you may disregard this notice.

How It Works

To facilitate compliance, Harrison Town 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

Service can be easily scheduled at your convenience by going to www.lewenvironmental.com/harrison-town 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/harrison-town

