



<<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 certain exemptions. The law requires landlords to remediate any identified lead-based paint hazards and obtain lead-safe certifications.

Rental properties located in Upper Township must have inspections scheduled by October 31, 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 per week.

Why Did I Get This Notice?

If your property is a single-family home, it may 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 contact LEW Environmental 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, Upper Township has established a partnership with LEW Environmental. As the approved partner, LEW Environmental offers:

- \$250 inspections (not including applicable state and local fees)
- Lead-Free Certificates: a lead-based paint XRF inspection costs an additional \$150 per unit. If the unit is certified lead-free, it is exempt from all future lead inspections.
- Automatic state filings on your behalf
- Guaranteed deadline compliance if services are scheduled by October 31, 2025.

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

