



«AddressBlock»

VIOLATION NOTICE

New Jersey Lead Paint in Rental Units Compliance

Municipal records indicate your property located at: <>Property Address<> has not met the July 22, 2025, lead paint inspection requirement. This constitutes a violation 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 3-year 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 Folsom Borough, built before 1978, are required to have a visual inspection to assess for lead hazards completed.

Due to the high volume of rental units being inspected throughout the state and the process involved for towns to deploy lead safe programs, initial inspections are being conducted after the enforcement date. Please be advised that landlords will not be penalized as long as the inspection is scheduled by **January 15, 2026**.

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 Compliance from Fire Prevention will not be issued without a valid Lead Safe Certificate or an exemption.

Schedule Your Inspection By January 15, 2026 To Avoid Penalties

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.

If your property is not rented/is a short-term rental do not get upset about this notice, please just email the property address to info@njleadlaw.com or call LEW Environmental and let them know this is not a rental/short-term rental.

How It Works

To facilitate compliance, Folsom Borough 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 **January 15, 2026**.

Inspections can be easily scheduled at your convenience by going to www.lewenvironmental.com/folsom or by calling LEW's office at 908-654-8068. Inspection appointment 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.