

# RHODE ISLAND LEAD HAZARD REDUCTION RESOURCES FOR PROPERTY OWNERS

Most houses built before 1978 contain lead-based paint. Lead is poison when it gets into the body. Lead can harm people-especially children and pregnant women. If you own a house before 1978, resources are available to help you correct lead hazards.

## CLASSES

RI Housing 401 438-9988 or [leadsafe@rileadtechs.com](mailto:leadsafe@rileadtechs.com)

Childhood Lead Action <https://lhas.lead safekids.org/login.php>

## INFORMATION ON LEAD

**EPA (ENGLISH)** US DEPARTMENT OF ENVIRONMENTAL AGENCY

[HTTPS://HEALTH.RI.GOV/PROGRAMS/DETAIL.PHP?PGM\\_ID=1071](https://health.ri.gov/programs/detail.php?pgm_id=1071)

**EPA (ESPAÑOL)** AGENCIA DE PROTECCIÓN AMBIENTAL DE LOS ESTADOS UNIDOS

EN LA SIGUIENTE PÁGINA EN LA ESQUINA DERECHA DE ARRIBA ESCOJA EL LENGUAJE QUE DESEE

[https://health.ri.gov/programs/detail.php?pgm\\_id=1071#](https://health.ri.gov/programs/detail.php?pgm_id=1071#)

## GRANTS, LOANS, AND TAX CREDITS FOR LEAD HAZARD REDUCTION

- RI Housing LeadSafe Homes Program – The LeadSafe Homes Program provides assistance to remediate lead-paint based hazards inside and outside of the home. In most instances, this assistance is free, and is available to both single and multi-family properties statewide. More information on the program can be found at [leadsafehomesri.com](http://leadsafehomesri.com) [[leadsafehomesri.com](http://leadsafehomesri.com)], and applicants can [apply online](http://portal.neighborlysoftware.com) [[portal.neighborlysoftware.com](http://portal.neighborlysoftware.com)] for assistance. Both property owners and renters are encouraged to reach out to RI Housing staff to learn more at [leadinfo@rihousing.com](mailto:leadinfo@rihousing.com).
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- There is a Rhode Island personal income tax credit of up to \$5,000 per dwelling unit for money spent to correct lead hazards. For the Residential Lead Abatement Income Tax Credit Form RI-6238, go to [Personal Income Tax Forms | RI Division of Taxation](#) and select the RI-6238 form.
- [City of Providence - Lead Safe Providence Program](#) provides loans to help make properties “lead-safe”. Loans for owner-occupied homes are forgivable after 5 years; loans for non-owner-occupied properties are forgivable after 10 years.
- [City of Woonsocket - Lead Hazard Reduction Program](#) is aimed at reducing the risks associated with lead paint in homes and residential units. Households must meet the following criteria to be eligible: properties must be built prior to 1978, residents must

meet income requirements, children under 6 must reside at or frequently visit the home, property must be current on taxes and water/sewer bill. ***Loans awarded by this program are 100% forgivable after 5 years.***

- Contact your [city/town](#) for more information on local home repair programs.

## LIST OF LEAD TECHNICIANS AND INSPECTORS

<http://www.health.ri.gov/lists/environmentallead/firms/index.php>

**THE LEAD HAZARD MITIGATION ACT** REQUIRES THAT MOST OWNERS OF RENTAL PROPERTIES BUILT BEFORE 1978 MEET THE FOLLOWING REQUIREMENTS:

### WHAT DO I NEED TO DO?

- Attend a Lead Hazard Awareness Class
- Conduct a visual assessment of your rental property
- Fix lead hazards on your rental property
- Have an Independent Clearance Inspection in order to obtain a Certificate of Conformance for your rental unit(s)
- Give tenants information about lead hazards and a copy of the Inspection Report
- Respond to tenant concerns, perform regular maintenance on your rental unit(s), and keep your Certificate of Conformance current

## INDEPENDENT CLEARANCE INSPECTION

A licensed R.I. Lead Inspector will examine the painted surfaces of the interior and exterior, visually inspect the soil, and take at least 3 dust wipes from the unit.

### Independent Clearance Inspection:

- Owners should have taken the Lead Hazard Mitigation Class before ordering the service  
A Certificate of Conformance when cleared
- Meets the Rhode Island standards.

### This inspection is typically used for:

- Comply with RI Lead Mitigation regulations
- Pre-rental compliance
- Section 8 Housing
- Home Owners Insurance
- Inexpensive safety evaluation

## **What is a Visual Assessment?**

Lead Hazard Mitigation Program's Affidavit of Completion of Visual Inspection application - Per Rhode Island Gen. Laws § 42-128.1-4(7)(ii) and the lead hazard mitigation standards established by § 42-128.1-4(6), a **Certificate of Lead Conformance (CLC) is valid for two years** or until the next turnover of the dwelling unit, whichever period is shorter. If the tenancy is two years or more, the Owner or Designated Person may conduct a visual inspection to determine that lead hazard mitigation compliance was maintained.

**Before** the two-year Lead Conformance or Mitigation Certification expires and if the same tenant still resides in the unit, you can perform your own Visual Assessment of the unit and send it to the Housing Resource Commission. This will be good for another two years at which time you can perform another Visual Assessment.

**If you do not do the visual assessment, then you must pay to have another Lead Conformance inspection performed or**

**If you have a tenant turnover than you must get a new Lead Conformance Certification.**

## **What do you have to do to get a Visual Assessment?**

1. **Download the Affidavit form in [English](#) and [Spanish](#).**

or you can pick up a copy at the Central Falls Housing Authority

2. **Fill out the form and notarize it.**

- a. Be sure that question 6 includes certification on chipping paint, friction and no bare soil within five feet of the property.
- b. Question five is the name of the person who performed your inspection, and you will find the information on the lead conformance certification.

3. **Attachments to the affidavit:**

RIDOH requires the following documentation:

- Evidence of completion of the 3 hours Lead Awareness Seminar
- Copy of Certificate of Lead Conformance
- Any previous Affidavits of Completion of Visual Inspection if you have any.
- Copy of the most recent Independent Clearance Inspection if you have one.

- 4. Keep a copy, SEND a copy to the CFHA HCV office and submit the original affidavit to the Housing Resource Commission**

RI Department of Health  
3 Capitol Hill, Room 206  
Providence, RI 02908  
Attn: Cindy Singleton

- 5. You should get a copy back confirming the HRC has received it. Call the Housing Resource Commission if you do not get your confirmation as this will be your proof of update.**