



National Association of Residential Property Managers

NARPM® Policy Statement

Date: August, 2018
Issue: Lead Based Paint
Sponsor: Governmental Affairs Committee

Following the adoption of the Lead Based Paint Disclosure requirements for housing constructed prior to 1978 by the Environmental Protection Agency (EPA) in 1996, we have seen increasing pressures for state and local governments to enact new laws for pre-1978 housing that would do one or more of the following:

- Mandate lead paint inspection of all housing built prior to 1978.
- Certification of lead free status at each change of tenancy or ownership.
- Abatement, encapsulation and/or removal of all lead paint hazards.
- Tenant relocation and other expenses.
- Assign legal liability for discovered lead poisoning in children to the owner of the property where the child resides without determination of where the lead poisoning occurred.

All of the proposed legislation would result in increased responsibility, liability and costs to property owners and property managers.

NARPM® supports disclosure requirements for lead based paint, with appropriate fines and penalties for noncompliance. We do not support the enactment of legislation requiring inspection, abatement or tenant relocation at the property owner's expense. We do support proposals and studies to provide clear, consistent standards to property owners and managers for their use.

We also support the following in dealing with lead paint problems: "Certification Standards" for lead paint inspectors, liability relief to property owners for resolving lead paint problems, and appropriate tax relief to offset the costs of any needed compliance.

Proposed legislation should be uniform in each state, and include provisions directed at preserving older properties from costs that would make them uneconomical to own and operate.