

EPA's Renovation, Repair, & Painting Rule: Responsibilities for Real Estate Professionals

Effective: April 22, 2010

40 CFR 745.80 to .91

Listed in April 22, 2008 Federal Register

The Fundament issue is to limit exposure of humans, especially children, to lead-based paint hazards, Congress in 1992 enacted the Residential Lead-Based Paint Hazard Reduction Act (Title X of Public Law 102-550). Section 1018 of Title X regulates disclosure of lead-based paint in sales and lease transactions involving pre-1978 residential properties.

The most current EPA rule in this area addresses lead hazards in remodeling and renovation activities. EPA is requiring additional regulatory compliance procedures before, during and after any remodeling or renovation activity.



Currently, every time you sell property or sign a lease, you must provide a disclosure that says lead is a hazard. The new rule adds a compliment that applies to housing built before 1978 and regularly occupied by children under six. The new rule is triggered by compensation or paint disturbance (renovations). **If you are disturbing more than six square feet of a painted surface inside, more than twenty square feet outside, or conducting any window replacement or demolition you are subject to the rule.**

"Renovate Right" - Must be used for all renovations performed after 12/22/2008
Renovate Right Booklet is available at epa.gov/lead

More information available from NAR:

- NAR's Lead Paint Renovation Rule Compliance Guide: http://www.realtor.org/government_affairs/lead_paint_main
- NAR's Field Guide to Lead-Based Paint: <http://www.realtor.org/library/library/fg712>

Penalties can be up to \$37,500 per day, per violation.

Gainesville-Alachua County
Association of Realtors

