

# Lead Paint

**T**he hazards of lead paint are widely known and recognized, especially since the Environmental Protection Agency began regulating renovation, repair and painting activities in pre-1978 residential properties.

**P**aint that is chipped or deteriorating creates lead dust that can pose serious health problems to occupants and visitors.

Buildings built before 1978 are much more likely to have lead-based paint, according to the EPA, making it crucial that Realtors, buyers and sellers alike educate themselves on the risks and laws surrounding it.

## FOR PROFESSIONALS

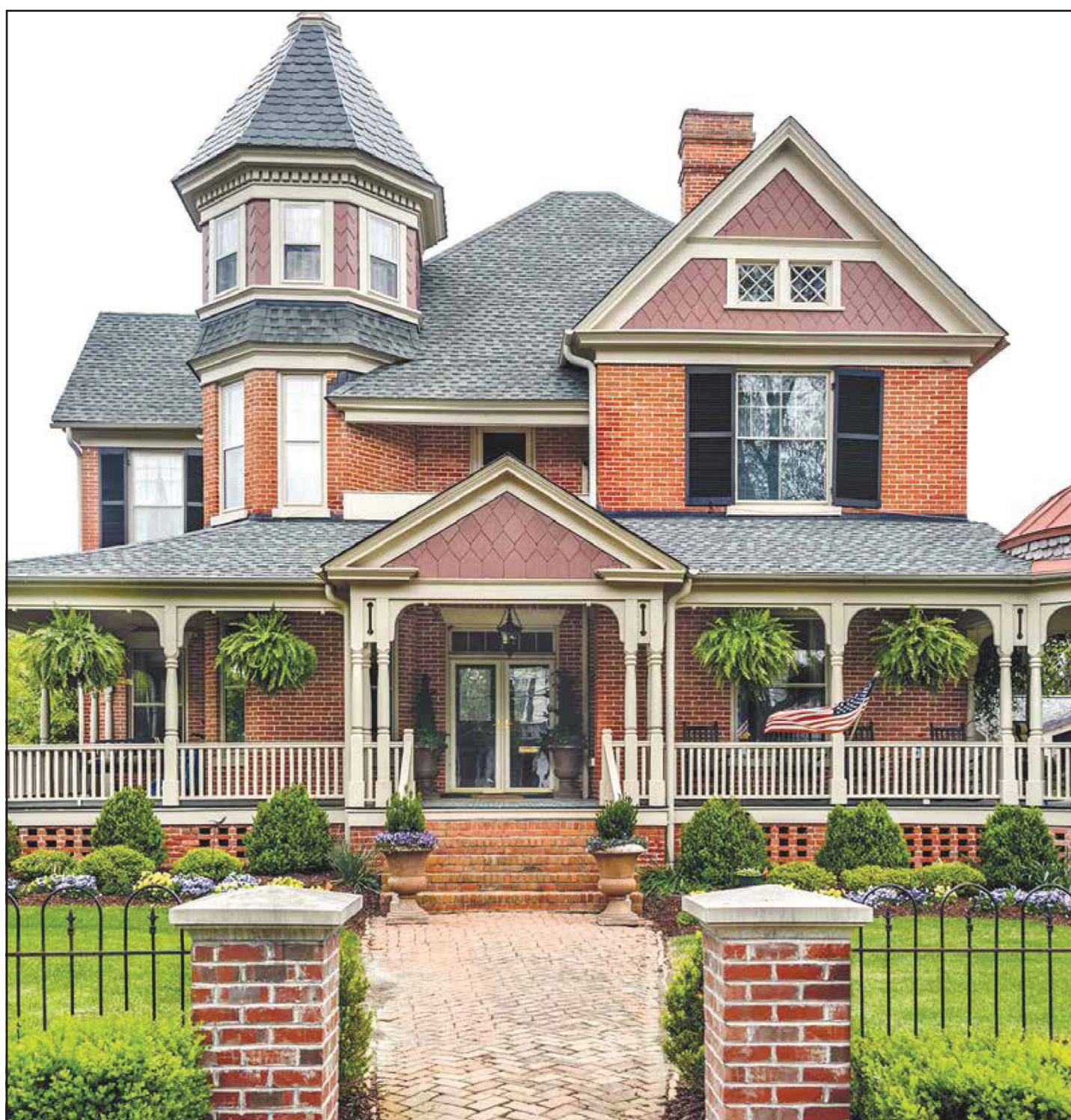
Real estate agents play an important role in protecting the health of families purchasing and moving into a listed home. Federal law in fact requires Realtors to provide certain important information about lead paint before a prospective buyer is obligated under a contract to purchase the home.

Agents must inform the seller of his or her obligations under the Real Estate Notification and Disclosure Rule. In addition, the agent may also be fully responsible if the seller or lessor fails to comply, according to the EPA.

## FOR OWNERS

Owners, landlords and managers of rental property also play an important role in protecting the health of tenants and their children.

Federal law requires owners to provide certain important information about lead paint before a prospective renter is obligated under lease to rent the property.



## FOR BUYERS

Federal law requires that before buying housing built prior to 1978, buyers must receive the following from the home seller:

- EPA-approved information

pamphlet on identifying and controlling lead-based paint hazards

- Any known information concerning the presence of lead-based paint

- An attachment to the contract

that includes a “Lead Warning Statement” and confirms that the seller has complied with all notification requirements.