



The Township of Byram
10 Mansfield Drive
Stanhope, New Jersey 07874

973-347-2500

www.byramtwp.org

Dear Byram Township Property Owner,

New Jersey State Legislature has implemented a lead-based paint remediation program. The program is enforced through P.L. 2021, Ch. 182, and the law requires that all rental properties constructed before 1978 be inspected for hazardous lead paint conditions. The law went into effect on July 22, 2022, and it requires the first inspection be conducted by July 22, 2024, or upon tenant turnover, whichever comes first.

The Byram Township Mayor and Council adopted Ordinance No. 10-2023 that establishes a new Chapter 190 entitled "Rental Property Lead Based Paint Hazard Inspection Requirements" of the Byram Township Code.

According to the Byram Township's records, your property has previously been registered as a rental property that was constructed before 1978 and therefore may be subject to this law. Recordkeeping for this law is the responsibility of the municipality. Enclosed with this letter is a copy of the Lead-Paint Inspection Registration Form.

If you have had a tenant turnover since July 22, 2022, and have not received a lead-safe or lead-free certification and your property is not exempt from inspection, then you are already in violation of this law. Under P.L. 2021, Ch. 182, any violation can be fined at up to \$1,000 per week of the violation.

Byram Township is encouraging subject rental property owners to reach out to contractors and get these inspections done as soon as possible. The State of New Jersey has provided a list of approved and certified lead evaluation contractors which is publicly available at:

https://www.nj.gov/dca/divisions/codes/publications/pdf_lead/ld_eval_contrs.pdf

The fee for the filing of a lead-safe certification or lead-free certification shall be \$25.00 and shall be paid to Byram Township.

The State of New Jersey has mandated an additional fee of \$20 per dwelling unit inspected by the owner and/or landlord's private lead inspector that shall be assessed for the purposes of the Act and paid to Byram Township, unless the owner and/or landlord demonstrates that the Department of Community Affairs has already assessed the additional inspection fee. These fees collected will be deposited in the Lead Hazard Control Assistance Fund

The Township will begin to be more attentive to these regulations and going forward it is the responsibility of the property owner for compliance. Delinquent registrations will be met with the appropriate violations and penalties as outlined in the Byram Township code.

For more information, please visit the Byram Township's website at:

https://www.byramtwp.org/index.php/town_hall/office_article/lead-safe_certification_for_rentals

Thank you in advance for your cooperation in this matter. If you have any questions, please reach out the Township's Municipal Clerk, Cynthia Church, at extension 127.

Sincerely,

Joseph Sabatini
Township Manager