

# Township of West Caldwell



May 31, 2024

Dear Owner/Landlord,

Effective July 22, 2022, New Jersey P.L.2021, Chapter 182 mandates all rental dwellings to be inspected for lead hazards. This law requires municipalities to perform inspections of certain single-family, two-family, and multiple rental dwelling units for lead-based paint hazards. If hazards are identified, then the owner must remediate through abatement or interim control measures. Additional information regarding this law can be found at [www.nj.gov/dca/divisions/codes/resources/leadpaint.html](http://www.nj.gov/dca/divisions/codes/resources/leadpaint.html).

The following dwellings are exempt from this law and DO NOT require an inspection:

- Dwellings that have been certified to be free of lead-based paint either after an abatement is completed or an evaluation has confirmed there is no lead-based paint in the dwelling.
- Dwellings constructed during or after 1978.
- Multiple dwellings that have been registered with the DCA as a multiple dwelling for at least 10 years, either under current or previous owner, and have no outstanding lead violations from the most recent cyclical inspection.
- Seasonal rental dwellings which are rented for less than 6 months.

Property owners will have until June 30th, 2024 to schedule a municipal inspection. If a property already has a valid lead-safe or lead-free certificate, a copy must be forwarded to [djedele@westcaldwell.com](mailto:djedele@westcaldwell.com). In that case, an inspection will not be required.

Owners and landlords have the option to hire a private, qualified lead inspector/evaluator to issue a certificate. If opting for a municipal inspector, please call the Building Department at 973-226-2302 to schedule an inspection. The fee for a municipal visual lead inspection shall be \$200 per unit. If a visual and dust wipe sampling is required, the fee shall be \$300 for the first bedroom and \$30 for each additional. Should you choose a private inspector there will be a \$50 administrative fee. Whether a municipal or private inspector is used, there shall be a \$20 fee for each rental unit inspected to be paid to the New Jersey Division of Community Affairs collected by the municipality.

Failure to obtain a valid lead-safe or lead-free certificate will result in enforcement action by the Township. Failure to schedule your unit's Lead Based Paint inspection may result in a penalty of up to \$1,000 per week until the required inspection has been conducted.

Please contact this department at 973-226-2302 with any questions, to verify compliance and/or to set up an inspection. An Application for Lead Based Paint Hazard Inspection has been included with this letter.

**ALL INSPECTIONS MUST BE SCHEDULED NO LATER THAN JUNE 30, 2024**

Thank you for your assistance in reducing lead hazards in the Township of West Caldwell.

Regards,

John N. Medina,  
Construction Official