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# Lead-Based Paint Disclosure Form

## Tenant Certification Form

### Required Federal Lead Warning Statement

Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, lessors must disclose the presence of known lead-based paint and/or lead-based paint hazards in the dwelling. Lessees must also receive a federally approved pamphlet on lead poisoning prevention. The Massachusetts Tenant Lead Law Notification and Certification Form are approved for federal compliance.

### Owner's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (check (I) or (II) below):

(I) \_\_\_\_\_ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

(II) \_\_\_\_\_ Owner/Lessor has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the owner/lessor (Check (I) or (II) below):

(I) \_\_\_\_\_ Owner/ Lessor has provided the tenant with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (circle documents below). Lead Inspection Report Risk Assessment Report Letter of Interim Control Letter of Compliance.

(II) \_\_\_\_\_ Owner/Lessor has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

### Tenant's Acknowledgment (initial)

\_\_\_\_\_ Tenant has received copies of all documents circled above.

\_\_\_\_\_ Tenant has received no documents listed above.

(e) \_\_\_\_\_ Tenant has received the Massachusetts Tenant Lead Law Notification.

### Agent's Acknowledgment (initial)

(f) \_\_\_\_\_ Agent has informed the owner/lessor of the owner's/lessor's obligations under 42

U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

**Certification of Accuracy**

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

_____	_____	_____	_____
Owner/Lessor	Date	Owner/Lessor	Date

_____	_____	_____	_____
Tenant	Date	Tenant	Date

_____	_____	_____	_____
Agent		Agent	

**Owner/Managing Agent Information for Tenant (Please Print):**

_____	_____	_____
Name	Street Address	Apt.

_____	_____
City/Town Zip	Phone

\_\_\_\_\_ I (owner/managing agent) certify that I provided the Tenant Lead Law Notification/ Tenant Certification Form and any existing; Lead Law documents to the tenant, but the tenant refused to sign this certification. The tenant gave the following reason:

\_\_\_\_\_

The Massachusetts Lead Law prohibits rental discrimination, including refusing to rent to families with children or evicting families with children because of lead paint.

Contact the Childhood Lead Poisoning Prevention Program for information on the availability of this form in other languages.

The Massachusetts Department of Public Health's Childhood Lead Poisoning Prevention Program (CLPPP) has additional information on a full range of topics related to lead poisoning

prevention, tenants and owners rights and responsibilities under the Lead Law and Regulations, financial assistance for owners, and safe deleading and renovation work. CLPPP can be reached at 1-800-532-9571. More information is also available from your local lead poisoning prevention program, or your local Board of Health.

**Tenant and owner must each keep a completed and signed copy of this form.**

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Date: \_\_\_\_\_

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**NOTE.** Those who make use of this form must review it to insure that each section is appropriate as state law varies. Rental Housing On Line Inc., makes no warranties as to its legality and is not responsible for use or misuse of this form, or any damages incurred through its use.