



# THE HOUSING AUTHORITY OF PRINCE GEORGE'S COUNTY



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Dear Landlord:

The U.S. Department of Housing and Urban Development (HUD) requires public housing authorities and landlords to take practical steps to control lead-based paint hazards in housing units receiving federal assistance.

The regulation only affects housing units built before 1978 that have a child younger than six years of age residing in the unit. It requires a landlord to conduct paint stabilization repairs, clearance and risk assessment tests prior to signing a new lease and also at annual re-examination. HUD has given the local housing authority the responsibility to ensure that landlords comply with this rule.

HUD has exempted the following properties from the regulation:

- a) Units built after January 1, 1978.
- b) Units exclusively for the elderly or disabled.
- c) Zero bedroom units.
- d) Properties already found to be free of lead-based paint by a certified inspector.
- e) Properties where all lead-based paint has already been removed.

Landlords are not required:

- a) To abate the unit.
- b) To use safe work practices or to do clearance inspections on surfaces less than 2 square feet in the interior and 20 sq. ft. on the exterior of the unit.
- c) To do anything if the unit has no visible chipping, peeling or cracking surfaces.

For all other units, HUD requires every landlord to conduct repairs and testing when the following conditions are present:

- a) Whenever there are chipping, peeling, or cracking surfaces greater than 2 sq. ft. on the interior of the unit, or in common areas, a landlord must use paint stabilization to repair the surfaces. A qualified person who must use safe work practices must do the repairs.
- b) Whenever paint stabilization repairs are completed, a landlord must conduct a clearance test to ensure that no lead dust exists in the unit. A trained and/or certified clearance inspector must do the clearance tests.
- c) Whenever a local housing authority is notified that a child with an environmental intervention blood level (ELB) is living in or plans to live in the unit, a certified risk assessor must do a risk assessment test. This test requires an on-site investigation to determine the existence, nature, severity, and location of lead-based paint hazards.

Because most landlords are already complying with housing quality standards (HQS) and other existing local lead-based paint requirements, we believe that this new rule will have a minimum financial impact on landlords.