

ORDINANCE

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WESLEY BRIDGES, ESQ., CITY ATTORNEY

Factual content certified by

ADAM CRUZ, BUSINESS ADMINISTRATOR

Councilman /woman

presents the following Ordinance:

AN ORDINANCE OF THE CITY OF TRENTON AMENDING CHAPTER 132, "HOUSING STANDARDS," OF THE CODE OF THE CITY OF TRENTON TO ADD A NEW ARTICLE ENTITLED "LEAD-BASED INSPECTIONS"

WHEREAS, pursuant to P.L. 2021, C. 182 (N.J.S.A. 52:27D-437.16 et seq.), all municipalities in the State of New Jersey are required to inspect every single-family, two-family, and multiple rental dwelling located within the municipality at tenant turn over for lead-based paint hazards; and

WHEREAS, the purpose of these requirements is to prevent the poisoning of residents by requiring that the presence of deteriorated lead-based paint on the interior and exterior of pre-1978 structures be identified and correctly addressed by reducing and controlling lead-based paint hazards which may be present, in order to prevent exposure to such hazards; and

WHEREAS, the City has determined that in instances where the displacement of tenants is necessitated by the remediation of a lead-based paint hazard, the landlord shall be responsible for such relocation costs in accordance with state law; and

WHEREAS, it is necessary and in the best interests of the residents of the City of Trenton to amend the City Code's "Housing Standards" chapter to require inspections for lead-based paint in residential rental dwellings, in order to conform and to ensure the safety of the City's residents and compliance with this new State law.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Trenton as follows:

Section 1. Chapter 132, "Housing Standards," of the Code of the City of Trenton shall be hereby amended, adding Article XVII entitled "Lead-Based Paint Inspections," as follows:

ARTICLE XVII

LEAD-BASED PAINT INSPECTIONS

§ 132-129 Findings

- A. Lead poisoning poses a serious public health threat to children and adults in the City of Trenton.
- B. Younger children are particularly susceptible to the hazards of lead-based paint since their bodies are still developing. Fetuses are also vulnerable to the effects of lead-based paint because pregnant women can transfer lead to their fetuses, which can result in adverse developmental effects.

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C. Even a small amount of lead can cause elevated blood lead levels resulting in serious and irreversible developmental damage, particularly in children under the age of six years.

D. Exposure to lead hazards from deteriorated lead-based paint is a primary cause of elevated blood lead levels in humans.

E. Structures built before 1978 are the most likely to contain lead-based paint hazards.

F. Residential properties are more likely than are nonresidential properties to be a source of exposure to lead-based paint hazards by children.

G. Children living in older, poorly maintained homes are disproportionately at risk for lead-based paint hazards.

H. The exposure to lead-based paint hazards in the City of Trenton is most common, and presents the most serious risk, to young children residing in rental housing built before 1978. More specifically, about 80 percent of lead poisoning cases in New Jersey are caused by lead-based paint in homes built before 1978, affecting our low-income families the most.

I. It is essential to the overall public health of persons in the City of Trenton, and particularly for children younger than six years of age, that they be protected from exposure to lead-based paint hazards.

§ 132-130 Definitions.

For purposes of this Article only, the following words and terms shall have the meanings set forth below, in accordance with N.J.S.A. 52:27D-437.6 and N.J.A.C. 5:28A-1.1 et seq.:

DUST WIPE SAMPLING

A sample collected by wiping a representative surface and tested, in accordance with a method approved by the United States Department of Housing and Urban Development (HUD) and as conducted pursuant to N.J.A.C. 5:28A-2.3.

DWELLING

A building containing a room or rooms, or suite, apartment, unit, or space that is rented and occupied, or intended to be rented and occupied, for sleeping and dwelling purposes by one or more persons.

DWELLING UNIT

A unit within a building that is rented and occupied, or intended to be rented and occupied, for sleeping and dwelling purposes by one or more persons.

MULTIPLE DWELLING

Any building or structure and any land appurtenant thereto, and any portion thereof, in which three or more dwelling units are occupied or intended to be occupied by three or more persons living independently of each other. "Multiple dwelling" also means any group of ten or more buildings on a single parcel of land or on contiguous parcels under common ownership, in each of which two dwelling units are occupied, or

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intended to be occupied, by two persons or households living independently of each other, and any land appurtenant thereto, and any portion thereof. “Multiple dwelling” does not include those buildings and structures that are excluded pursuant to N.J.S.A. 55:13A-3(k).

PERIODIC LEAD-BASED PAINT INSPECTION

The initial inspection of all applicable dwelling units at the earlier of two years from the effective date of P.L. 2021, c. 182, (July 22, 2022) (N.J.S.A. 52:27D-437.6), or tenant turnover and, thereafter, the earlier of three years or upon tenant turnover, consistent with N.J.A.C. 5:28A-2.1, for the purposes of identifying lead-based paint hazards in dwellings subject to this Article.

MUNICIPAL INSPECTOR

The Trenton Housing Official or designee, the Trenton Health Officer or designee, or any enforcement officer appointed by the municipality pursuant to N.J.S.A. 40:48-2.3 et seq., or any other statutory authorization, to perform inspections of any building or other code, or any enforcement officer authorized to enforce the City Housing Code, Property Maintenance Code, or Health Code, or their designee.

REMEDIATION

Interim controls or lead abatement work undertaken in conformance with this Article to address lead-based paint hazards.

TENANT TURNOVER

The time at which all existing occupants vacate a dwelling unit and all new tenants move into the dwelling unit or the time at which a new tenant enters a vacant dwelling unit.

§ 132-131 Inspections for Lead-Based Paint.

A. Inspections Authorized. The Municipal Inspector shall be authorized and empowered to conduct periodic lead-based paint inspections for all applicable multiple dwelling units offered for rent to determine the presence of lead-based paint, in accordance with N.J.S.A. 52:27D-437.6 and N.J.A.C. 5:28A-1.1 et seq.

B. Certain Multiple Dwelling Units Exempted from Lead-Based Paint Inspection. Inspections for lead-based paint in multiple dwelling units shall be governed by the standards set forth in N.J.S.A. 52:27D-437.1 et seq., and N.J.S.A. 55:13A-1 et seq. A dwelling unit in a single-family, two-family, or multiple rental dwelling shall not be subject to inspection and evaluation for the presence of lead-based paint hazards if the unit:

- (1) was constructed during or after 1978.
- (2) is a single-family or two-family seasonal rental dwelling units that is rented for less than six months duration each year by tenants that do not have consecutive lease renewals.
- (3) has been certified to be free of lead-based paint, pursuant to

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N.J.A.C. 5:17;

(4) is in a multiple dwelling that was constructed prior to 1978 and has been registered with the Department of Community Affairs as a multiple dwelling for at least ten years, either under the current or a previous owner, and has either

- (a) no outstanding paint violations from the most recent cyclical inspection performed on the multiple dwelling under the “Hotel and Multiple Dwelling Law,” P.L. 1967, c.76 (N.J.S.A. 55:13A-1 et seq.); or
- (b) a current certificate of inspection issued by the Department of Community Affairs, Bureau of Housing Inspection; or
- (c) an open inspection with no violations for paint;

(5) has a valid lead-safe certification issued pursuant to N.J.A.C. 5:28A. Lead-safe certifications are valid for two years from the date of issuance pursuant to N.J.A.C. 5:28A-2.4.

§ 132-132 Dwelling Owner is Responsible for Obtaining Inspection.

A. Inspection Performed by Municipal Inspector. The owner, landlord, and/or agent of every single-family, two-family and/or multiple dwelling unit offered for rental shall be required to obtain an inspection of the unit for lead-based paint hazards as required in this Article, or at tenant turnover, whichever is earlier. To obtain the required inspection, the landlord, owner and/or agent shall arrange it with the Municipal Inspector and pay all applicable and required fees associated with the Municipality’s inspection as specified in § 132-135, below.

B. Option for Inspection Performed by Licensed Lead Evaluation Contractor. A dwelling unit owner or landlord may opt, instead, to directly hire a licensed lead evaluation contractor to conduct the periodic lead-based paint inspections for lead-based paint as required in this Article. Notwithstanding this option, the Municipality retains the authority to conduct inspections or investigations of landlords or owners that directly hire lead evaluation contractors to ensure that periodic lead-based paint inspections are being performed, in accordance with this chapter. The Municipality also retains the authority to prohibit an owner from directly hiring a lead evaluation contractor to conduct a periodic lead-based paint inspection where: (i) the owner previously opted to hire a lead evaluation contractor to perform the periodic lead-based paint inspection and failed to have the inspection completed; or (ii) the Municipality determines there is a conflict of interest between the owner and their lead-evaluation contractor of choice.

§ 132-133 Timing for Required Lead-Based Paint Inspections.

A. The initial inspection for all single-family, two-family and multiple dwellings subject to this Article shall take place upon tenant turnover, or within two years of the effective date of P.L. 2021, c. 182 (July 22, 2022), whichever occurs sooner.

B. After initial inspection, all such dwelling units shall be inspected for lead-based paint hazards each time there is tenant turnover, or at least once every three years, whichever occurs earlier. However, if the dwelling unit owner has obtained a valid lead-safe certification for the dwelling unit (as described in § 132-138 below), then inspection of that dwelling unit shall not

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be required at each tenant turnover during the two-year period the certificate is valid.

C. Each subsequent periodic lead-based paint inspection shall be counted from the most recent inspection which resulted in a valid lead-safe certification.

§ 132-134 Notice of Inspection to be Given.

Whenever any multiple dwelling unit is scheduled for a tenant turnover, the then-current landlord, owner and/or agent shall provide written notice to the Municipal Inspector that an inspection is needed at least twenty calendar days prior to the scheduled date of the tenant turnover.

§ 132-135 Fees for Inspections.

A. Fees associated with lead-paint inspections by the Municipal Inspector shall be as follows:

Type of Property/Inspection	Cost of Visual Lead Inspection
1 bedroom	\$300
2 bedrooms	\$350
3 bedrooms	\$400
4 bedrooms	\$450
5 or more bedrooms	\$500
Re-inspection of any size/type of property	\$300

B. An additional fee of twenty dollars (\$20.00) shall be assessed in accordance with N.J.S.A. 52:27D-437.6 and N.J.A.C. 5:28A-2.2, to be deposited into the Lead Hazard Control Assistance Act Fund under the administration of the New Jersey State Department of Community Affairs.

C. All fees are nonrefundable, unless the applicant cancels the requested inspection at least forty-eight hours prior to the time of the scheduled inspection. The fees set forth in § 132-135(A) above shall be dedicated to meeting the costs of implementing and enforcing this Article for lead-based paint inspections and shall not be used for any other purpose.

D. A dwelling landlord, owner and/or agent may directly hire a lead evaluation contractor who is certified to provide lead paint inspection services by the Department of Community Affairs to satisfy the requirements of this Article and the requirements of N.J.S.A. 52:27D-437.6 and N.J.A.C. 5:28A-1.1 et seq., in which case, the twenty-dollar fee shall be assessed in accordance with N.J.S.A. 52:27D-437.6 and N.J.A.C. 5:28A-2.2, payable to the Municipality, to be deposited into the Lead Hazard Control Assistance Act Fund under the administration of the New Jersey State Department of Community Affairs, but no additional lead-based paint inspection fee shall be charged by the Municipality.

§ 132-136 Completion of Inspections Following Request.

All inspections and re-inspections shall take place within fifteen calendar days of the requested inspection. Inspection fees shall be paid prior to the inspection. No inspections or re-inspections shall take place unless all fees are paid. Scheduled inspections or re-inspections may be

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canceled by the Municipal Inspector, unless the completed application and required fees have been received by the Municipality at least twenty-four hours prior to the scheduled inspection, or on the last working day prior to the scheduled inspection. Every inspection for which the landlord, tenant, owner or agent has failed to provide access for inspection shall be deemed a failed inspection.

§ 132-137 Lead-Based Paint Inspections by Dust Wiping Method or by Visual Assessment

A. At the time of the enactment of P.L. 2021, c.182 (N.J.S.A. 52:27D- 437.6), the NJ Department of Community Affairs identified Trenton as a municipality in which greater than three percent of children tested, six years of age or younger, have a blood lead level greater than or equal to five µg/dL according to the central lead screening database maintained by the New Jersey Department of Health. Accordingly, the Municipal Inspector or licensed lead evaluation contractor shall perform the periodic lead-based paint inspection through a dust wiping method, as required by N.J.S.A. 5:28A-2.3, and in accordance with methods approved by the State of New Jersey and/or the HUD.

B. If, in the future, the NJ Department of Community Affairs designates Trenton as a municipality in which less than three percent of children tested, six years of age or younger, have a blood level greater than or equal to five µg/dL according to the central lead screening database maintained by the NJ Department of Health, then the inspections required by this Article may be performed through visual assessment alone.

§ 132-138 “Lead-Safe” Certification Supplied Following Inspection.

A. If, following inspection, the Municipal Inspector or lead evaluation contractor finds that no lead-based paint hazard exists in a dwelling unit, they shall certify the dwelling unit as lead-safe on the form prescribed by the Department of Community Affairs and supply a copy of the lead-safe certification to the landlord, owner, and/or agent of the dwelling. If a licensed lead evaluation contractor issues the lead-safe certification, a copy shall also be provided to the Municipal Inspector and the Municipal Clerk at the time it is issued.

B. The lead-safe certification shall be valid for a period of two years from the date of issuance, unless during the two-year certification period, a lead evaluation contractor, lead inspector/risk assessor, a local health department, or a public agency conducts an independent inspection or risk assessment and determines that there is a lead-based paint hazard, in which case, the certification shall become invalid.

§ 132-139 Identification of Lead-Based Hazard.

A. If the Municipal Inspector or licensed lead evaluation contractor finds that a lead-based paint hazard exists in a dwelling unit, they shall notify the New Jersey State Department of Community Affairs, Division of Local Government Services for review of the findings, in accordance with the Lead Hazard Control Assistance Act.

B. If a lead-based paint hazard is identified in an inspection of one of the dwelling units in a building consisting of two or more dwelling units, then the lead contractor or Municipal Inspector shall inspect the remainder of the building’s dwelling units, with the exception of those dwelling units that have been certified to be free of lead-based paint or which have a valid

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lead-safe certification.

§ 132-140 Responsibility for Remediation of Lead Paint.

A. The owner of the dwelling unit shall be responsible for remediation of the lead-based paint hazard. Remediation and any re-inspections required following remediation must be conducted consistent with N.J.A.C. 5:28A-2.5. Documentation of such remediation shall be provided to the Municipal Inspector.

B. In the case of any displacement of persons due to a finding of a lead-based paint hazard, including any rehabilitation necessitated by the enforcement, all relocation costs shall be paid by the owner of the property to the City of Trenton upon presentation to the owner by the City of a statement of those relocation costs and of the date upon which the relocation costs are due and payable, in accordance with N.J.S.A. 20:4-4.1.

§ 132-141 Owner Responsibility for Record-Keeping.

A. The landlord, owner and/or agent of a dwelling that is subject to this Article shall provide to the tenant and to the Municipality evidence of a valid lead-safe certification obtained pursuant to this Article at the time of tenant turnover. The owner shall also affix a copy of any such certification as an exhibit to the tenant's lease.

B. The owner of a multiple dwelling that is subject to this Article shall provide evidence of a valid lead-safe certification obtained pursuant to this Article, as well as evidence of the most recent tenant turnover, at the time of any cyclical inspection performed pursuant to the Hotel and Multiple Dwelling Law, N.J.S.A. 55:13A-1 et seq.

C. The owner of a dwelling that is subject to this Article shall maintain a record of the lead-safe certification, which shall include the name or names of a unit's tenants, if the inspection was conducted during a period of tenancy.

D. The owner of any dwelling subject to this Article shall inform the Municipality of all tenant turnover activity to ensure any required inspection may be scheduled.

E. The owner of a dwelling shall provide a copy of this Article, and any lead-safe certifications issued pursuant thereto, along with the accompanying guidance document, "Lead-Based Paint in Rental Dwellings," to any prospective owners of the dwelling during a real estate transaction, settlement, or closing.

§ 132-142 Municipal Responsibilities and Enforcement Powers.

A. Pursuant to N.J.A.C. 5:28A-2.1(d), the Municipal Inspector shall exercise appropriate oversight of a landlord or owner who chooses to hire a lead evaluation contractor to perform the periodic lead-based paint inspection.

B. Pursuant to N.J.A.C. 5:28A-3.2, the Municipal Inspector shall maintain a record of all dwellings subject to this chapter, which includes up-to-date information on inspection schedules, inspection results, and tenant turnover; all lead-safe certifications issued; and all lead-free certifications issued.

