

ORDINANCE NO. 2024 - 17

ORDINANCE OF THE TOWNSHIP OF LACEY, COUNTY OF OCEAN, STATE OF NEW JERSEY, AMENDING CHAPTER 273 OF THE TOWNSHIP CODE OF THE TOWNSHIP OF LACEY ENTITLED "PROPERTY MAINTENANCE" AND ESTABLISHING NEW ARTICLE IV ENTITLED "LEAD BASED PAINT HAZARD INSPECTION REQUIREMENTS FOR RENTAL DWELLINGS"

WHEREAS, the Township of Lacey is required to maintain a lead-based paint hazard inspection program under N.J.S.A. 52:27D-437.16

BE IT ORDAINED, by the Mayor and Township Committee of the Township of Lacey, County of Ocean, State of New Jersey, as follows:

SECTION 1. Chapter 273 of the Township Code of the Township of Lacey, entitled "Property Maintenance" is hereby amended to create new Article IV entitled "Lead Based Paint Hazard Inspection Requirements for Rental Dwellings" which shall read as follows:

ARTICLE IV. Lead Based Paint Hazard Inspection Requirements for Rental Dwellings.

§ 273-15. Definitions

The following definitions shall apply to this article:

- A. **COMMON INTEREST COMMUNITY:** A real estate development or neighborhood in which the property is burdened by servitudes requiring property owners to contribute to maintenance of commonly held property or to pay dues or assessments to an owners' association that provides services or facilities to the community.
- B. **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.
- C. **LEAD INSPECTOR:** A person certified by the Department of Community Affairs to perform lead inspection and risk assessment work pursuant to N.J.A.C. 5:17-1.1 et seq. This includes the ability to perform dust wipe sampling. For purposes of this definition, the Lead Inspector may either be an employee of the Township of Lacey or a designated contractor hired by the Township.
- D. **LEAD-BASED PAINT HAZARD:** Any condition that causes exposure to lead from lead-contaminated dust or lead-contaminated paint that is deteriorated or present in surfaces that would result in adverse human health effects.

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- E. **LEAD-FREE CERTIFICATION:** A certification which confirms that a lead-based paint inspection was performed and that no lead-based paint exists in the dwelling unit or that all lead-based paint hazards have been fully abated.
- F. **LEAD-SAFE CERTIFICATION:** A certification which confirms that a lead-based paint inspection was performed and no lead-based paint hazards were found. This certification is valid for two years from the date of issuance.
- G. **TENANT TURNOVER:** The time at which all existing occupants vacate a dwelling unit and all new tenants move into the dwelling unit.
- H. **VISUAL ASSESSMENT:** A visual examination for deteriorated paint or visible surface dust, debris, or residue.
- I. **VISUAL ASSESSOR:** A person that is certified to perform a visual assessment.

§273-16 Lead-based paint inspections

- A. A lead inspector for the Township of Lacey shall inspect every single-family, two-family, and multiple rental dwelling located within the Township of Lacey for lead-based paint hazards through visual assessment and dust wipe sampling in accordance with N.J.S.A. 52:27D-437.16 et seq., as may be amended from time to time
- B. The property owner or landlord may, in lieu of having the dwelling inspected by the Township's lead inspector, directly hire a private lead inspector who is certified to provide lead paint inspection services by the Department of Community Affairs to perform the lead-based paint inspection in accordance with N.J.S.A. 52:27D-437.16 et seq., as may be amended from time to time.
- C. In accordance with N.J.S.A. 52:27D-437.16(c), 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. Has been certified to be free of lead-based paint;
 - 2. Was constructed during or after 1978;
 - 3. Is in a multiple dwelling that has been registered with the Department of Community Affairs as a multiple dwelling for at least 10 years, either under the current or a previous owner, and has no outstanding lead violations from the most recent cyclical inspection performed on the multiple dwelling under the Hotel and Multiple Dwelling Law; See N.J.S.A. 55:13A-1 et seq.
 - 4. Is a single-family or two-family seasonal rental dwelling which is rented for less than six months duration each year by tenants that do not have consecutive lease renewals; or
 - 5. Has a valid lead-safe certification.
- D. If lead-based paint hazards are identified, then the owner of the dwelling shall remediate the hazards through abatement or lead-based paint hazard control mechanisms in accordance with N.J.S.A. 52:27D-437.16(d). Upon the remediation of the lead-based paint hazard, the Township's lead inspector or visual assessor, as may be applicable, or the owner's private lead inspector, shall conduct an additional inspection of the unit to certify that the hazard no longer exists.
- E. If no lead-based paint hazards are identified, then the Township's lead inspector or the owner's private lead inspector shall certify the dwelling as lead safe on a form prescribed by the Department of Community Affairs, which shall be valid for two years.
- F. In accordance with N.J.S.A. 52:27D-437.16 property owners shall:
 - 1. Provide evidence of a valid lead-safe certification and the most recent tenant turnover to the Township of Lacey at the time of the cyclical inspection.

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2. Provide evidence of a valid lead-safe certification to new tenants of the property at the time of tenant turnover and shall affix a copy of such certification as an exhibit to the tenant's or tenants' lease.
3. Maintain a record of the lead-safe certification which shall include the name or names of the unit's tenant or tenants if the inspection was conducted during a period of tenancy.

G. The fees for a lead-based paint inspection shall be as follows:

1. The fee for a visual assessment of \$250.00 per unit performed by the Township's designated lead inspection.
2. The municipal fee for the filing of a lead-safe certification or lead-free certification shall be \$25.00.
3. In a common interest community, any inspection fee charged shall be the responsibility of the unit owner and not the homeowner's association, unless the association is the owner of the unit.
4. In accordance with N.J.S.A. 52:27D-437.16(h), an additional fee of \$20 per dwelling unit inspected by the Township's lead inspector or the owner's private lead inspector shall be assessed for the purposes of the Lead Hazard Control Assistance Act (N.J.S.A. 52:27D-437.1 et, seq.) unless the unit owner demonstrates that the Department of Community Affairs has already assessed an additional inspection fee of \$20 as required by the State of New Jersey. The fees collected pursuant to this subsection shall be deposited into the Lead Hazard Control Assistance Fund.
5. There shall be an assessment of \$295.00 per unit for lead reinspection.

§273-17 Violations and Penalties

A. In accordance with N.J.S.A. 52:27D-437.19, the penalties for a violation of this Article shall be as follows:

1. If a property owner has failed to conduct the required inspection or initiate any remediation efforts, the owner shall be given 30 days to cure the violation.
2. If the property owner has not cured the violation after 30 days, the property owner shall be subject to a penalty not to exceed \$1,000 per week until the required inspection has been conducted or remediation efforts have been initiated.

SECTION 2. That should any section, paragraph, sentence, clause, or phase of this ordinance be declared unconstitutional or invalid for any reason, the remaining portion of this ordinance shall not be affected thereby and shall remain in full force and effect, and to that end the provisions of this ordinance are hereby declared to be severable.

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SECTION 3. That all ordinances or parts of ordinances inconsistent with this amending ordinance are hereby repealed to the extent of their inconsistencies only.

SECTION 4. That this ordinance shall be in full force and take effect twenty (20) days after final passage and publication, as required by law.

NOTICE

NOTICE IS HEREBY GIVEN that the foregoing Ordinance was introduced and passed by the Township Committee of the Township of Lacey on first reading at a meeting held on the 13th day of **JUNE, 2024**. The Ordinance will be considered for second and final reading at a meeting of the Township Committee which is scheduled for the 11th day of **JULY, 2024** at **6:00 p.m.**, or as soon thereafter as the matter may be reached, at the Municipal Building located at 818 Lacey Road, Forked River, New Jersey, at which time the public is invited to ask questions, raise objections, or provide public comment with regard to the proposed adoption of this Ordinance.



AMY McGUCKIN,
Municipal Clerk, Township of Lacey

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