

**TOWNSHIP OF WYCKOFF
COUNTY OF BERGEN, STATE OF NEW JERSEY**

ORDINANCE #2015

**AMENDING CHAPTER 152, PROPERTY MAINTENANCE, BY THE CREATION
OF ARTICLE II, ENTITLED LEAD-BASED PAINT HAZARD INSPECTION
REQUIREMENTS FOR RENTAL DWELLINGS**

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

NOW THEREFORE BE IT ORDAINED by the Township Committee of the Township of Wyckoff, County of Bergen, New Jersey, as follows:

SECTION 1. Sections 152-1 through 152-50 shall be restructured and nestled into a new ARTICLE I entitled "Property Maintenance, General" of the same Chapter 152. The unused Sections (§ 152-18 through § 152-50) shall be reserved for future use.

SECTION 2. There is hereby created a new ARTICLE II entitled "Lead-Based Paint Hazard Inspection Requirements for Rental Dwellings" of Chapter 152 (Property Maintenance) to read as follows:

**ARTICLE II LEAD-BASED PAINT HAZARD INSPECTION REQUIREMENTS
FOR RENTAL DWELLINGS**

§ 152-51. Definitions.

The following definitions shall apply to this article:

COMMON INTEREST COMMUNITY

A real estate development or neighborhood in which the property is burdened by servitudes requiring property owners to contribute to the maintenance of the commonly held property or to pay dues or assessments to an owners' association that provides services or facilities to the community.

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.

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.

LEAD-BASED PAINT HAZARD

Any condition that causes exposure to lead from lead-contaminated dust or lead-contaminated paint that is deteriorated or present on surfaces that would result in adverse human health effects.

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.

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.

TENANT TURNOVER

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

VISUAL ASSESSMENT

A visual examination for deteriorated paint or visible surface dust, debris, or residue.

VISUAL ASSESSOR

A person that is certified to perform a visual assessment.

§ 152-52. Lead-based paint inspection.

- A. A lead inspector for the Township of Wyckoff shall inspect every single-family, two-family, and multiple rental dwelling located within the Township of Wyckoff 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 reregistered with the Department of Community Affairs as a multiple dwelling for at least 10 years, either under the current or 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, 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(e)*, property owners shall:
1. Provide evidence of a valid lead-safe certification and the most recent tenant turnover to the Township of Wyckoff at the time of the cyclical inspection.
 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.

§ 152-53. Fees.

- A. The fees for lead-based paint inspections and services provided for in this Article shall be as follows:
1. The fee for a visual assessment is \$250 per unit.
 2. The fee for the filing of a lead-safe certification or lead-free certification shall be \$25.
 3. In a common interest community, any inspection fee charged shall be the responsibility of the unit owner and not the homeowners' 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. The fees collected pursuant to this subsection shall be deposited into the Lead Hazard Control Assistance Fund.
5. Re-inspection/clearance - \$295 per unit.
6. XRF Lead Inspection: \$150/unit per Lead Free.

§ 152-54 Enforcement.

This Article shall be enforced by the Construction Code Official.

§ 152-55 Violations and penalties.

In accordance with *N.J.S.A. 52:27D-437.19*, the penalties for violations of §152-51(D) and F shall be as follows:

- A. 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.
- B. 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 3. If any section, sub-section, paragraph, sentence, or any other part of this ordinance is adjudged unconstitutional or invalid, such judgment shall not affect, impair, or invalidate the remainder of this ordinance.

SECTION 4. All ordinances or parts of ordinances that are inconsistent with the provisions of this ordinance are hereby repealed to the extent of such inconsistency.

SECTION 5. This ordinance shall take effect after final adoption and publication and otherwise as provided by law.

NOTICE

I HEREBY CERTIFY THAT THE AFOREMENTIONED ORDINANCE WAS PUBLISHED IN THE RIDGEWOOD NEWS, A NEWSPAPER PUBLISHED IN THE COUNTY OF BERGEN AND CIRCULATED IN THE TOWNSHIP OF WYCKOFF, IN BOTH THE ISSUE OF MAY 21 AND JUNE 14, 2024.

NANCY A. BROWN
MUNICIPAL CLERK

INTRODUCTION: May 21, 2024
PUBLIC HEARING: June 6, 2024
EFFECTIVE DATE: June 14, 2024