



LEAD BASED PAINT

TARGET HOUSING POLICY

SCOPE: The scope of this policy includes all target housing (see definition) that the College plans to sell or lease. For the College this essentially means all SDLCs.

PURPOSE: The purpose of this policy is to insure that those that lease or buy target housing from the College are fully aware of the hazards associated with lead in the living environment in compliance with 40 CFR Part 745.. Additionally, it is intended to insure that the College discloses all information they have at their disposal concerning the presence of lead in target housing.

DEFINITIONS:

- ◆ Target Housing – any housing constructed prior to 1978, except housing for the elderly or persons with disabilities (unless any child who is less than 6 years of age resides or is expected to reside in such housing) or any 0-bedroom dwelling
- ◆ 0-Bedroom Dwelling – any residential dwelling in which the living area is not separated from the sleeping area. The term includes efficiencies, studio apartments, dormitory housing, military barracks, and rentals of individual rooms in residential dwellings
- ◆ Lessor – any entity that offers target housing for lease, rent, or sublease, including but not limited to individuals, partnerships, corporations, trusts, government agencies, housing agencies and nonprofit organizations.

PROCESS:

- ◆ This policy does not imply any obligation on the College to conduct any evaluation or lead reduction activities.
- ◆ The College will provide to the lessee or purchaser of any target housing a copy of the EPA pamphlet “Protect Your Family From Lead in Your Home” (EPA #747-K-94-001) or an equivalent pamphlet.
- ◆ The College will disclose to a purchaser or lessee of any target housing the presence of any known lead-based paint and any records or reports available concerning the presence of lead in the target house.
- ◆ The College will include a lead warning statement in a sales contract for target housing that is consistent with the statement included in 40 CFR 745.113(a)(1).
- ◆ The College will include a lead warning statement in a lease contract for target housing that states “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 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 College will obtain the signatures of the lessees and purchasers of target housing affirming that they have been provided with the EPA pamphlet, that it has been explained to them to their satisfaction, and that any records or reports have been appropriately addressed.
- ◆ The College representative will sign the above record certifying to the accuracy of their statements to the best of their knowledge.
- ◆ The College will retain copies of the above records for at least three years.

RESPONSIBILITIES: The Manager, EPA Audit will provide the necessary pamphlets to lessees with an explanation of the information included. Also included will be an explanation of any records or reports that the College has in its possession that address lead in their target housing. The VP of Administration will insure that the appropriate information is provided in the event that one of the target houses are sold.