



LESSOR'S/LANDLORD'S LEAD DISCLOSURE
Rhode Island Association of REALTORS®



Disclosure of Information about Lead-Based Paint and Lead-Based Hazards required by Federal and Rhode Island law.

Property Address: _____

Unit # (if applicable) _____, Town/City _____, State of Rhode Island, Zip code _____

Federal Lead Warning Statement

Federal Law: 42 U.S.C. 4852(d) "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 known lead-based paint and/or lead-based paint hazards in the dwelling. Lessees must also receive a federally approved pamphlet on lead poisoning prevention."

Rhode Island State Disclosure Requirements

Rhode Island State Law: 216-RICR-50-15-3 Section 3.8 of the Rules and Regulations of the R.I. Department of Health and Lead Hazard Mitigation Standards requires the Lessor (Landlord) of any interest in residential property on which a residential dwelling was built prior to 1978 to disclose to the Lessee (Tenant) any known information on lead-based paint or lead-based hazards in paint, interior dust, soil, or water, or potential lead-based paint or lead-based hazards and their location(s), or potential location(s). Such information includes (1) any records or reports which are in Lessor's possession or reasonably obtainable regarding such hazards or potential exposure to such hazards in the property; (2) a copy of any current lead certificate(s) for the dwelling or dwelling unit and common areas; and (3) a chronological listing of all available lead inspection reports and certificates for the property being leased.

The Lessor shall provide Lessee with an Environmental Protection Agency educational pamphlet entitled "Protect Your Family from Lead in Your Home" containing the insert "What You Should Know About the R.I. Lead Law."

Lessor's/Landlord's Disclosure [Landlord(s) complete and initial each section below]

- _____ (a) Presence of lead in paint, interior dust, soil or water and/or lead-based hazards in paint, interior dust, soil, or water:
(check one below)
- Lessor discloses that the following known lead-based paint and/or lead-based hazards are present in the housing (explain).

- Lessor has no knowledge of lead-based paint and/or lead-based hazards in the housing.

- _____ (b) Records and reports available to Lessor (check all that apply below):
- Lessor has provided Tenant, the Listing Licensee and Cooperating Licensee, if any, with a copy of the most current lead certificate dated: _____.

- Rhode Island law requires Lessor to provide, at no charge, copies of all available reports and certificates to which Lessor has access within seven (7) days of a request by Tenant.

Lessor has access to the following reports and records relating to lead:
(Landlord: List in chronological order all available lead inspection reports and certificates for the property being rented.)

Date of document: _____ Type of lead certificate or report: _____

Tenant may obtain copies of all such documents by contacting: _____

- Lessor has no lead certificates, reports or records pertaining to lead-based paint and/or lead-based hazards in the dwelling or dwelling unit and common areas for the property being rented.

Lessee's/Tenant's Acknowledgment [Tenant(s) initial each section that applies]

- _____ (c) Tenant has received copies of all information listed above.
- _____ (d) Tenant has received the pamphlet "Protect Your Family from Lead in Your Home" that includes the R.I. section "What You Should Know About the R.I. Lead Law."
- _____ (e) Tenant has been informed that he/she must contact the following person if he/she finds any lead-based hazards in the property:
Name of Lessor/Property Manager: _____
Mailing Address: _____ Phone: _____

Agent's Acknowledgment (initial)

- _____ (f) Agent has informed Landlord of Lessor's obligations under 42 U.S.C. 4852(d) and 216-RICR-50-15-3 Section 3.8 of the Rules and Regulations of the R.I. Department of Health and Lead Hazard Mitigation Standards, and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information provided by the signatory is true and accurate.

_____ Lessee/Tenant	_____ Date	_____ Lessor/Landlord	_____ Date
_____ Lessee/Tenant	_____ Date	_____ Lessor/Landlord	_____ Date
_____ Lessee/Tenant	_____ Date	_____ Lessor/Landlord	_____ Date
_____ Lessee/Tenant	_____ Date	_____ Lessor/Landlord	_____ Date
_____ Cooperating Licensee	_____ Date	_____ Listing Licensee	_____ Date