Part VIII

Department of Housing and Urban Development

Environmental Protection Agency

24 CFR Part 35
40 CFR Part 745

Lead; Requirements for Disclosure of Known Lead-Based Paint and/or Lead-Based Paint Hazards in Housing; Final Rule
contracts must include certain purchaser is obligated under any lead-based paint hazards before the assessment or inspection for the opportunity to conduct a risk must provide purchasers with a 10-day lead-based paint hazards; (3) sellers and the presence of lead-based paint and/or available records or reports pertaining to sellers and lessors must provide based paint hazards in the housing; (2) of known lead-based paint and/or lead-use in 1978. Under that authority, EPA and HUD are establishing the phaseout of residential lead-based paint, and lessors must provide 

AGENCIES: Department of Housing and Urban Development (HUD) and the Environmental Protection Agency (EPA).

ACTION: Final rule.

SUMMARY: As a result of past Federal, State, and local efforts to reduce lead in the environment, the percentage of children with elevated levels of lead in their blood has declined considerably over the last 20 years. Approximately 1.7 million children, however, still have blood-lead levels high enough to raise health concerns. Studies suggest that lead exposure from deteriorated residential lead-based paint, contaminated soil, and lead in dust are among the major existing sources of lead exposure among children in the United States. Section 1018 of the Residential Lead-Based Paint Hazard Reduction Act of 1992 directs EPA and HUD to jointly issue regulations requiring disclosure of known lead-based paint and/or lead-based paint hazards by persons selling or leasing housing constructed before the phaseout of residential lead-based paint use in 1978. Under that authority, EPA and HUD are establishing the following requirements: (1) Sellers and lessors of most residential housing built before 1978 must disclose the presence of known lead-based paint and/or lead-based paint hazards in the housing; (2) sellers and lessors must provide purchasers and lessees with any available records or reports pertaining to the presence of lead-based paint and/or lead-based paint hazards; (3) sellers and lessors must provide purchasers and lessees with a federally approved lead hazard information pamphlet; (4) sellers must provide purchasers with a 10-day opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards before the purchaser is obligated under any purchase contract; (5) sales and leasing contracts must include certain disclosure and acknowledgment language; and (6) agents must ensure compliance with these requirements. These provisions ensure that families receive both specific information on the housing’s lead history and general information on lead exposure prevention. With this information, consumers can make more informed decisions concerning home purchase, lease, and maintenance to protect their families from lead hazard exposure. DATES: Effective date: March 6, 1996 except for 24 CFR 35.88, 35.90, 35.92, and 35.94 and 40 CFR 745.107, 745.110, 745.113, and 745.115 which contain information collection requirements that have not been approved by OMB. Once OMB has approved these information collection requirements, EPA and HUD will publish a document giving notice of the effective date and adding the OMB approval number to 24 CFR part 35 and 40 CFR part 9.

The requirements in this final rule are applicable in the following manner: (1) For owners of more than four residential dwellings, the requirements are applicable on September 6, 1996 and (2) For owners of one to four residential dwellings, the requirements are applicable on December 6, 1996.

FOR FURTHER INFORMATION CONTACT: For general information or to obtain copies of the final rule, pamphlet, or background materials, contact the National Lead Information Clearinghouse (NLIC), toll free, at (800) 424-LEAD or fax requests to the NLIC at (202) 659-1192. Copies of the final rule, a brief question-and-answer document, and the pamphlet Protect Your Family From Lead In Your Home, are available on the Internet at the National Safety Council’s gopher at casl.com and on the World Wide Web at http://www.nsc.org/nsc/ehc/ehc.html.

SUPPLEMENTARY INFORMATION:

I. Authority


II. Background

A. Legal Background

Congress passed the Residential Lead-Based Paint Hazard Reduction Act of 1992 (hereafter referred to as Title X or the Act) to address the need to control exposure to lead-based paint hazards. In addition to amending the Toxic Substances Control Act (TSCA) and the Lead-Based Paint Poisoning Prevention Act (LBPPPA), Title X established the infrastructure and standards necessary to reduce lead-based paint hazards in housing. Within this law, Congress recognized lead poisoning as a particular threat to children under age 6 and emphasized the needs of this vulnerable population (section 1003 of Title X).

Section 1018 of Title X requires EPA and HUD to promulgate joint regulations for disclosure of any known lead-based paint or any known lead-based paint hazards in target housing offered for sale or lease. (Target housing is defined in section 1004(27) of Title X, section 401(17) of TSCA, and is discussed in Unit IV.C. of this preamble.) Specifically, section 1018 requires the following activities before a purchaser or lessee is obligated under a contract to purchase or lease target housing: (1) Sellers and lessors must provide purchasers and lessees with a lead hazard information pamphlet, as developed under section 406(a) of TSCA; (2) sellers and lessors must