

What are the major changes to the rental license requirements?

There are three major changes proposed:

- All rental units built before 1978 will be required to maintain lead safe certification and provide documentation to the City at the time of licensing.
- Extend rental licenses from one year to two years.
- All rental properties will be scheduled for a routine inspection at least every six years and no more frequently than every two years.

Why expand the lead safety ordinance to include all rental units?

- We believe ALL tenants have the right to a safe and healthy home for themselves, their families, and visitors.
- We know that Lancaster City continues to be among the top ten cities in Pennsylvania with the highest rates of childhood lead poisoning.
- We have an unprecedented opportunity to address lead poisoning in Lancaster City through expanded funding. More than \$11 million in Housing and Urban Development funds have been awarded to mitigate lead in the City, and Penn Medicine Lancaster General Health has allocated \$50 million to mitigate lead in homes across Lancaster County.

When will these changes be implemented, if approved?

If approved, these changes will go into effect the first time a property rental license comes up for renewal in 2023. For example, if a rental license expires on January 15, 2023, the property owner will need to provide a lead-safe certification by January 15, 2023 and submit proof of lead-safe certification with payment of license invoice in order to be issued a license.

Do I need to do anything additional for my license renewal in 2022?

- There are no additional requirements for the renewal in 2022.
- In order to be issued your license for 2022, you must fulfill all duties of owners required in City Code 238-2. In summary, but not limited to:
 - Maintain in good and safe condition and in compliance with all laws.
 - Be aware of, and to act to eliminate, disruptive conduct in all units.
 - Pay or ensure payment of all real estate taxes, sewer rates, water rates, and trash collection fees.
 - Provide trash and recyclable collection and disposal services.
 - For full list of requirements, see City Code Chapter 238: <https://ecode360.com/11460830>

What happens if I do not obtain a rental license when renting a property?

- All property owners must obtain a rental license in order to rent a property.
- All landlords are required to meet current requirements in City Code 238-2 as stated above.
- If approved, all landlords would be required to provide a lead-safe certification with their license renewal in 2023.
- If the unit continues to be rented without a rental license, the Bureau of Property Maintenance & Housing Inspections can issue a citation for Allowing Occupancy without a rental license (ordinance 238.11.B.1) with penalties of up to \$500/unit/month.

Frequently Asked Questions REVISED October 11, 2021

Tenants and Landlords: Lead-Safe Housing Policies and Programs September 2021

City of Lancaster, PA

How do I obtain a lead-safe certificate for my property?

To test and certify a residential property as lead-safe, a property owner must hire a lead risk assessor approved by the City of Lancaster to conduct a lead paint inspection and provide certification that the property is lead-safe.

The City of Lancaster will provide a list of approved assessors and required documentation in early 2022. A valid certification must be provided with the rental license application or renewal.

If you have been maintaining your property, obtaining lead-safe certification is typically not a major undertaking and often involves simply stabilizing any deteriorated, chipping, or peeling paint and proper cleaning. If you must hire a contractor to remediate the lead hazard, you are required to hire a contractor with a Lead Renovation, Repair, and Paint (RRP) certificate from the Environmental Protection Agency.

For how long are lead-safe certifications valid?

- Lead-safe certificates are valid for 2 years. Lead-safe certification will be required prior to the issuance of all new rental licenses starting January 1, 2022, and for all rental license renewals starting January 1, 2023.

How much do lead risk assessments cost?

- Cost is approximately \$250 every two years per unit if the unit passes.

What do I do if I think there is lead in my home?

If you are a parent, ask your physician about having your child tested for lead. If you suspect lead in your home, prevent young children from being exposed to potential lead paint chips and dust and have the property tested for lead hazards by a licensed technician/risk assessor. If you are a landlord, have your property tested for lead, remediate any lead hazards, and obtain and maintain lead-safe certification.

Is there funding available to remove lead hazards from my home?

The City offers several programs aimed at promoting lead-safe and healthy housing. This includes the Lead Hazard Control Program, Healthy Homes Program, and Critical Repair Program. Funded by the Department of Housing and Urban Development (HUD), these programs provide grants and loans to low to moderate income households to remediate lead hazards and make other improvements to improve the health and safety of the home.

Specifically, the City was awarded 9.7 million dollars from HUD's High Impact Neighborhoods Lead Hazard Control Program to address lead hazards in over 700 properties in 4 targeted census tracts through 2025. This program is at no cost to eligible homeowners at or below 80% AMI (\$66,400 for a family of 4). Landlords are required to contribute 10% of the cost of remediation.