



Lead Information for Property Owners

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What is the Massachusetts Lead Law?

- The Massachusetts Lead Law protects children from lead poisoning.
- The Lead Law requires the removal or covering of any lead paint hazards in any home built before 1978 where a child under the age of 6 lives. Lead paint hazards include loose lead paint or lead paint on things like windows and door frames.
- Homeowners and landlords are responsible for complying with the Lead Law. They are required to make the home lead-safe if a child under 6 lives there.

How do I know if I have lead in my property?

- If your property was built before 1978, it may have lead in it. Ask a private lead inspector or the Boston Childhood Lead Poisoning Prevention Program (BCLPPP) to inspect your property.
- Find out whether your home's service line is made from lead by checking the Boston Water and Sewer Commission's (BWSC) lead service line map at www.bwsc.org or by calling 617-989-7888.



Can I refuse to rent to someone or evict someone because of lead in my property?

No. According to MA laws and the Federal Fair Housing Act, you CANNOT refuse to rent to potential tenants or evict current tenants if they have children or if the property has lead.

As the property owner, you are responsible for correcting lead paint hazards in the home.

If you refuse to rent to or evict someone because they have children or because there is lead in the property, it is considered discrimination. If you do, you can be subject to legal action. Call the Boston Office of Fair Housing & Equity at 617-635-2500 if you have any questions.



I have a lead service line in my property. What should I do?

Replace it with a new service line.

The Boston Water and Sewer Commission (617-989-7888) offers an interest-free loan and funding towards the cost of replacement.



I have lead paint in my property. What should I do?

- 1 Identify monetary resources to pay for deleading. There are resources to help.
 - Lead Safe Boston: Offers grants, with funding determined by the number of units in your home. For more information, call 617-635-0190.
 - MA Lead Paint Removal Tax Credit: With a letter of Full Deleading Compliance, you can get a tax credit when you file your state taxes for each unit that has been delead. For more information, call 617-624-4757.
 - Get the Lead Out: Offers low-cost financing to remove lead paint. For more information, call 617-843-6432.
 - Home Improvement Loan Program: Offers low interest rate loans to help you improve your home. For more information, call 617-854-1000.
 - HUD 203 (K) Program: Offers mortgage refinancing and loans. For more information, call 800-225-5342.
- 2 Consider doing it yourself. With the right training, there are some lead hazards that property owners can remove themselves. This is called *moderate risk deleading*.
- 3 Hire a professional who has been properly trained and certified in lead abatement.

To learn more or sign up for a moderate risk deleading training, call the Boston Childhood Lead Poisoning Prevention Program at 617-534-5965.



People who do not have the proper training can put residents at risk for lead exposure.

Property owners are subject to enforcement action from the Boston Public Health Commission and from the MA Department of Labor Standards (DLS) if work is done without proper safety precautions.

- 4 Hire a licensed lead inspector to conduct a lead inspection. If all lead hazards have been removed, the inspector will issue you a Letter of Full Deleading Compliance.