



### Lessor's Lead Disclosure

Rhode Island Association of REALTORS®



## Rentals and Leases - Rhode Island State and Federal Lead Disclosure Regulations Disclosure of Information on Lead-Based Paint and Lead-Based Hazards

### Lead Warning Statement

**Federal Law** for Lead Contamination: *Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not taken care of properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, landlords (lessors) must disclose the presence of known lead-based paint and lead-based hazards in the dwelling. Tenants (Lessees) must also receive a Federally approved pamphlet on lead poisoning prevention.*

**Rhode Island State Law** for Lead Contamination: *The Owner of ANY INTEREST in Residential property shall disclose to the Lessee 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). The lessee shall receive an EPA educational pamphlet containing the insert "What You Should Know About the R.I. Lead Law."*

### Lessor's Disclosure (initial)

\_\_\_\_\_ (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):

Known lead-based paint and/or lead-based hazards 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 the lessor (check one below):

Lessor has provided the lessee with all available records and reports pertaining to lead-based paint and/or lead-based hazards in the housing, including the most recent lead inspection report dated \_\_\_\_\_ (list additional documents below).

\_\_\_\_\_  
\_\_\_\_\_

Lessor has no reports or records pertaining to lead-based paint and/or lead-based hazards in the housing.

### Lessee's Acknowledgment (initial)

\_\_\_\_\_ (c) Lessee has received copies of all information listed above.

\_\_\_\_\_ (d) Lessee 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) Lessee has received a copy of the fact sheet "Tenant Rights and Responsibilities" regarding lead (Housing Resources Commission/R.I. Dept. of Health).

\_\_\_\_\_ (f) Lessee 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: \_\_\_\_\_

Telephone Number: \_\_\_\_\_

### Agent's Acknowledgment (initial)

\_\_\_\_\_ (g) Agent has informed the lessor of the lessor's obligations under 42 U.S.C. 4852(d), Section 9.0 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 Date

\_\_\_\_\_  
Lessor Date

\_\_\_\_\_  
Lessee Date

\_\_\_\_\_  
Lessor Date

\_\_\_\_\_  
Agent Date

\_\_\_\_\_  
Agent Date