



# DID YOU KNOW...

March 9, 2023

Did you know there is a law that protects families from exposure to lead from paint, dust, and soil? The Residential Lead-Based Paint Reduction Act, also known as Title X, was enacted in 1992 and includes provisions focused on educating the public on lead-based health risks and the proper steps to abate or remove the hazards of lead-based paint.

Through this act, HUD requires that sellers or landlords disclose any information of lead-based paint that is present in most homes built before 1978.

## Who is most impacted by lead-based paint hazards?

Children under the age of six are most at risk for exposure to lead-based health hazards. Elevated blood-lead levels in children may cause irreversible damage to the brain and nervous system, slowed growth and development, learning and behavior problems, and hearing and speech impediments.

## About the Lead Safe Housing Rule

The Lead Safe Housing Rule applies to lead-based paint hazard control measures in HUD's rental-assisted housing, community development, and loan guarantee programs. HUD also provides grants to address lead-based paint hazards in low-income, privately-owned dwelling units. HUD's Lead Safe Housing Rule, issued under authority of Title X, applies to all Federally assisted housing.

Title X has a lead-based paint disclosure requirement, commonly referred to as the Lead Disclosure Rule. Sellers or lessors are required to:

- provide purchasers or lessees with an EPA-approved lead hazard information pamphlet;
- disclose to each agent, purchaser and lessee, the presence of any known lead-based paint and lead-based paint hazards,
- disclose to each agent, purchaser and lessee, the existence of any available records or reports pertaining to lead-based paint and lead-based paint hazards; and
- provide any records or reports available pertaining to lead-based paint and lead-based paint hazards.

## What You Should Know

The use of lead-based paint in residential housing was banned in 1978. Therefore, Title X does not apply to housing built after 1977.

Sellers must provide a 10-day period for buyers to conduct an inspection of the home or risk assessment for lead-based paint or lead-based paint hazards.

Sellers or landlords must include in the contract or lease a lead warning statement that confirms they have complied with this disclosure, which the buyers or tenants must sign.



Landlords are required to incorporate lead-based paint maintenance activities into regular building operations by conducting a visual assessment for deteriorated paint, bare soil, and the failure of any hazard reduction measured at unit turnover and every twelve months.

**If the seller or landlord does not provide a [Disclosure of Information on Lead-Based Paint and Lead-Based Paint Hazards](#) when purchasing or leasing pre-1978 housing, contact the Environmental Protection Agency's National Lead Information Center at, 1-800-424-LEAD (5323). HUD OIG works closely with the EPA on matters involving HUD properties.**

Report suspected fraud to the HUD Office of Inspector General Hotline at 1-800-347-3735 or visit our website at, <https://www.hudoig.gov/hotline>.

###

