



Borough of New Milford
Building Department
930 River Road
New Milford NJ 07646
Building Dept 201 967-5044 x5415/5560

Dear New Milford Owner/Landlord,

Effective July 22, 2022, New Jersey P.L.2021, Chapter 182 requires all rental dwellings to be inspected for lead hazards. This law requires the municipalities to perform inspections of certain single-family, two-family, and multiple rental dwelling units for lead based paint hazards. If hazards are identified, then the owner must remediate through abatement or interim control measures. This law allows an owner/landlord to directly hire either a certified lead evaluator contractor, or the Borough of New Milford... Additional information regarding this law can be found at

<https://www.nj.gov/dca/divisions/codes/resources/leadpaint.html>.

The following dwellings are exempt from this law and do not require an inspection:

- Dwellings that have been certified to be free of lead-based paint either after an abatement is completed or an evaluation has confirmed there is no lead-based paint in the dwelling.
- Dwellings constructed during or after 1978.
- Multiple dwellings that have been registered with the DCA as a multiple dwelling for at least 10 years, either under current or previous owner, and has no outstanding lead violations from the most recent cyclical inspection.
- Seasonal rental dwellings which are rented for less than 6 months.

The New Milford Building Department will be sending out notices to schedule its first phase of inspections. Please call the New Milford Building Department at 201-967-5044 x5415/5560 to schedule an appointment. Owners/landlords also have the choice of hiring a private certified lead evaluator.

You will have three weeks upon receipt of this notification to arrange an inspection or submit your current lead-safe or lead-free certificate. If your rental dwelling unit already has a lead-safe certificate or lead-free certificate, you must forward a copy of the certificate to asilverman@newmilfordboro.com. Failure to comply with this notice will result in legal action by the Borough of New Milford. The Borough must obtain Lead Safe or Lead-Free Certificates for all eligible residential dwelling units by July 22, 2024.

Fees:

The Borough of New Milford has established Ordinance No. 2023:02 of the Borough Code Lead-Based Paint Inspections. This ordinance requires a visual inspection of the dwelling. The fee for a visual assessment inspection shall be \$100 per dwelling unit.

In accordance with N.J.S.A. 52:27D-437.16(h), an additional fee of \$20 per dwelling unit shall be assessed for the purpose of the "Lead Hazard Control Assistance Act" unless the owner demonstrates that the Department of Community Affairs has already assessed the \$20 per dwelling unit fee. This additional fee is forwarded to the State of NJ's Lead Hazard Control Assistance Fund.

If you have any questions, please contact Alan Silverman at asilverman@newmilfordboro.com or 201-967 7067

On behalf of the Borough of New Milford, I look forward to working together with you to reduce lead paint hazards in our community.

Sincerely,

Alan Silverman

Construction Official



Borough of New Milford
930 River Road
New Milford NJ 07646
Building Department 201-967-5044 x5415/5560
Fire Prevention 201-967-7067

INSPECTION DATE/TIME_____

APPLICATION FOR LEAD-BASED PAINT HAZARD INSPECTION
Complete this form if the year built for the premises is prior to 1978

OWNER'S NAME_____

Building Address_____

Block _____ Lot _____

Owner's Telephone # _____

Owner's email_____

Age of building_____

	Check payable to the Borough of New Milford
Lead Based paint inspection	\$100.00 _#_____
Lead Hazard Control Assistance Fund	\$ 20.00 per dwelling unit_#_____
Fire Inspection Certification	\$ 35.00 #_____
Three Separate checks payable to the Borough of New Milford	