



**City of Clifton  
Department of Health  
900 Clifton Ave.  
Clifton, NJ 07013**



**Clifton Health Department  
Public Health**  
Prevent. Promote. Protect.

**John E. Biegel, III**  
Health Officer  
Director Human Services

**Phone: 973-470-5760**  
Fax: 973-470-5768  
Email: [jbiegel@cliftonnj.org](mailto:jbiegel@cliftonnj.org)

July 15, 2022

Dear Clifton 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 City of Clifton Health Department (CHD).. 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 Clifton Health Department will be recording an informational session to educate all individuals who are be affected by this new law. This recording will be available after July 20, 2022 at:**

- **The City of Clifton's website:** [www.cliftonnj.org](http://www.cliftonnj.org)
- **Clifton City Manager's Facebook page:** [www.facebook.com/CliftonNJCityManager](https://www.facebook.com/CliftonNJCityManager)
- **Clifton Health Department Facebook page:** [www.cliftonnj.org/cliftonhealth](https://www.cliftonnj.org/cliftonhealth)
- **Clifton Health Department Instagram page:** [www.instagram.com/cliftonhealth](https://www.instagram.com/cliftonhealth)

The CHD will be sending out notices in late July to schedule its first phase of inspections. Please call the Clifton Health Department at 973-470-5764 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 [leadsafe@cliftonnj.org](mailto:leadsafe@cliftonnj.org). Failure to comply with this notice will result in legal action by the CHD. The City must obtain Lead Safe or Lead Free Certificates for all eligible residential dwelling units by July 22, 2024.



**City of Clifton  
Department of Health  
900 Clifton Ave.  
Clifton, NJ 07013**



**Clifton Health Department  
Public Health**  
Prevent. Promote. Protect.

**John E. Biegel, III**  
Health Officer  
Director Human Services

**Phone: 973-470-5760**  
Fax: 973-470-5768  
Email: [jbiegel@cliftonnj.org](mailto:jbiegel@cliftonnj.org)

Fees:

The City of Clifton has established Ordinance Chapter 273, Article IV: *Lead-Based Paint Hazard Inspection Requirements for Rental Dwellings*. This ordinance requires a visual inspection and dust wipe sampling. The fee for a visual assessment and dust wipe sampling inspection shall be \$300 for a one-bedroom dwelling unit. There shall be a fee of \$30 for each additional bedroom in the dwelling unit.

The administration fee for filing a lead-safe certification or lead-free certification with the City of Clifton is \$25. 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 Senior REHS Melissa Spencer at the Clifton Health Department at [leadsafe@cliftonnj.org](mailto:leadsafe@cliftonnj.org) or 973-470-5764.

On behalf of the Clifton Health Department, I look forward to working together with you to reduce lead paint hazards in our community.

Sincerely,

John E. Biegel III, MA, HO  
Health Officer