

# LEAD DISCLOSURE FORM

## FOR DC RENTAL PROPERTIES

**Purpose:** Inform potential renters of the presence of lead-based paint, lead-bearing plumbing, and related hazards at this property.

**This form is required for properties built before 1986.** For properties built before 1978, this form must be used in addition to the Federal Lead Disclosure form because the DC Law provides additional protections for the renter. For properties built between 1978 and 1986, property owners or managers do not need to complete Section B below regarding lead-based paint.

- Housing built before 1978 is presumed to contain lead-based paint.
- Lead from paint, paint chips, and dust may pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women.
- Anyone disturbing paint during home repair or maintenance should use lead-safe work practices.
- Residential dwellings built before 1986 are presumed to have lead service lines and lead-bearing plumbing.
- Lead service lines and lead-bearing plumbing (pre-2014 lead containing faucets, valves, and fittings, lead solder and lead pipes) are capable of releasing lead into water that may cause permanent health harm even when present in small amounts.
- Lead poisoning in young children may produce permanent neurological damage, learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory.
- Lead poisoning poses a particular risk to developing fetuses and pregnant women.
- Tenants residing in dwelling units served by lead service lines and/or lead-bearing plumbing should: 1) have your water tested for lead, 2) only use cold, filtered water for drinking, cooking, or preparing infant formula, beverages, and ice, and 3) consider obtaining a water filter that is certified by NSF/ANSI Standard 53 for lead removal and maintaining the water filter according to the manufacturer's instructions.

DC requires the renter to have this information **before** they decide to rent the property.

**Are you a POTENTIAL TENANT?** Review this page carefully before following instructions on page two.

### Are you a PROPERTY OWNER?

You will need the following information to complete this form:

- Copies of any lead-based paint, lead service line, or lead-bearing plumbing reports, assessments, or surveys related to the property.
- Copies of any lead tests conducted on the water supply of the property or dwelling unit.
- The latest version of EPA's *Protect Your Family from Lead in Your Home* pamphlet, if the property was built before 1978.
- Knowledge about lead-contaminated dust/soil and condition of the paint on the property, if the property was built before 1978.
- Knowledge about any lead-related legal actions taken against the property.
- Knowledge about whether the property is listed on the DC Water website at <https://www.dewater.com/leadmap> as a property with lead water service lines. DC Water has collected pipe material data for service lines based on permit, water main tap, meter, maintenance, repair, and replacement work. If available, DC Water has recorded on their website the type of pipe material by the sections of the service line in public space and the private portion from the property line to the building.
- Knowledge about the replacement of lead water service lines (on public and private property), including replacement dates.

**Property owners: keep the signed original of this form on record for at least 6 years from the date of the most recent signature,** as you may be audited by the DC Department of Energy and Environment.

### What to look for inside the property or in the property's common areas:


- Peeling, chipping, chalking, cracking, or damaged paint.
- Lead-based paint on windows, doors, stairs, railings, banisters, porches, or other high-wear surfaces that children might chew.
- Lead that is present in bare soil.
- Lead dust that forms when lead-based paint is scraped, sanded, or heated, or when painted surfaces with lead in them bump or rub together.
- Surfaces with lead paint chips/dust, or settled dust that reenters the air through vacuuming or sweeping.
- Check type of pipe material by looking at the pipe that enters your home. Lead is a gray metal and can be easily scratched with a coin. See DC Water's website for Guide to Identifying Household Plumbing at <https://www.dewater.com/lead-sources>.

For more information see the District of Columbia Lead-Hazard Prevention and Elimination Act of 2008, D.C. Official Code § 8-231.01 et seq., and the Federal Lead Warning Statement, 24 CFR Parts 35 and 745. Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, lessors must disclose the presence of known lead-based paint and/or lead-based paint hazards in the dwelling. Lessees must also receive a federally approved pamphlet on lead poisoning prevention. <http://bit.ly/federallead>.

If you need help in your language, please call 202-535-2600. | በአማርኛ እርዳታ ከፈለጉ በ 202-535-2600 ይደውሉ። | Si necesita ayuda en Español, por favor llame al 202-535-2600. | Si vous avez besoin d'aide en Français appelez-le 202-535-2600. | 如果您需要中文服務，請致電 202-535-2600 | 한국어로 도움이 필요합니까? 무료 한국어통역: 202-535-2600 | Nếu quý vị cần giúp đỡ bằng tiếng Việt, xin gọi 202-535-2600.

IF YOU ARE:	YOU NEED TO:
The property owner	<ul style="list-style-type: none"> <li>Complete Sections A, B (for pre-1978 properties), C and D</li> <li>Provide a copy to the tenant.</li> </ul>
The potential tenant	<ul style="list-style-type: none"> <li>Carefully review Sections B, C, and D</li> <li>Sign Section E.</li> </ul>

**SECTION A: PROPERTY OWNER'S SIGNATURE**

Property Address:	Unit:	Washington, DC	ZIP:
I am the owner of this property and will truthfully give the answers to the following questions about lead-based paint/hazards in or around this property, and lead test results, lead service lines and lead-bearing plumbing.			
Name:	Signature: 		
Name:	Signature:		

**SECTION B: INFORMATION ABOUT LEAD-BASED PAINT**

**Note: Section B must only be completed for properties that were built before 1978. Lead-based paint is assumed to be present in properties built before 1978. To the best of your knowledge, is there lead-based paint inside or around the property, including common area(s)?**

Yes, in the following location(s): *For more space attach a summary*

No, I am not aware of any lead-based paint, but because the property was built before 1978 it is assumed to be present.

**To the best of your knowledge, is there peeling or chipping paint, lead-contaminated dust/soil, or other lead-based paint hazards inside or around the property?**

No       Yes, in the following location(s): *For more space attach a summary*

**SECTION C: INFORMATION ABOUT LEAD-BEARING PLUMBING AND LEAD SERVICE LINES IN THIS PROPERTY**

**Lead-bearing plumbing is assumed to be present in housing built before 1986. To the best of your knowledge, is there lead-bearing plumbing present in the property?**

Yes, there is lead-bearing plumbing in the following location(s): *For more space attach a summary*

No, I am not aware of any lead-bearing plumbing, but because the property was built before 1986 it is assumed to be present throughout the dwelling unit.

**Lead-service lines are assumed to be present in housing built before 1986. To the best of your knowledge, are there any lead service lines serving the dwelling unit on the private property or in public space?**

Yes, there are lead-service line(s) in the following location(s): *For more space attach a summary*  
 \_\_\_ Private Property \_\_\_ Public Space

No, I am not aware of any lead service line, but because the property was built before 1986 it is assumed to be present throughout the dwelling unit.

**To the best of your knowledge has the portion of the lead water service line on private property been replaced?**

No  Yes, on the following date(s):

**To the best of your knowledge has the portion of the lead water service line in public space been replaced?**

No  Yes, on the following date(s):

**As of the date of execution of this disclosure, the DC Water website at <https://www.dcwater.com/leadmap> contains the following information about lead water service lines for this property.**

In Public Space

- Type: \_\_\_\_\_
- Description: \_\_\_\_\_

In Private Space

- Type: \_\_\_\_\_
- Description: \_\_\_\_\_

**SECTION D: INFORMATION ABOUT PENDING ACTIONS, NOTICES, ORDERS, AND PENALTIES**

**Does DC Government have any pending actions related to lead-based paint for this property or have you ever been issued any civil fines, fees, or penalties for failure to disclose lead water service lines and/or lead-bearing plumbing for this property?**

*Check all that apply*

- A notice of violation
- A notice of lead-based paint hazards
- An administrative order to eliminate lead-based paint hazards
- Other notices or orders related to lead-based paint. Please list: \_\_\_\_\_
- Civil fines, penalties, or fees related to failure to disclose lead water service line, and/or lead-bearing plumbing
- No; I am not aware of any pending actions, notices, orders, or penalties.



**Are there any reports or documents about lead-based paint or lead-based paint hazards at this property (including in bare soil and sheds, garages, or other appurtenances), or results of any lead tests conducted on the water supply for this property?**

*This includes reports or documents provided to you by a previous or current owner, tenant, property manager, DC Government agency, or contractor.*

No     Yes **and** I understand I must provide a copy of those documents to the tenant if they ask.

### SECTION E: TENANT'S ACKNOWLEDGEMENT

**I was provided this form and, if the property was built before 1978, the Protect Your Family from Lead in Your Home pamphlet before I signed a lease agreement.**

Yes     No, I have already signed a lease agreement.

**I understand I have the right to ask the owner for any reports or documents about lead-based paint or lead-based paint hazards at this property (including on bare soil and sheds, garages, or other appurtenances) and the results of any lead tests conducted on the water supply for this property.**

Name:	Signature:	Date:
Name:	Signature:	Date:

