

1002--A

2009-2010 Regular Sessions

I N   S E N A T E

January 22, 2009

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Introduced by Sens. PERKINS, BRESLIN, DIAZ, DUANE, HASSELL-THOMPSON, HUNTLEY, C. JOHNSON, KRUEGER, MONTGOMERY, ONORATO, PARKER, SAMPSON, SAVINO, SERRANO, SMITH, STAVISKY, THOMPSON, VALESKY -- read twice and ordered printed, and when printed to be committed to the Committee on Health -- recommitted to the Committee on Health in accordance with Senate Rule 6, sec. 8 -- committee discharged, bill amended, ordered reprinted as amended and recommitted to said committee

AN ACT to amend the public health law, the real property law, the tax law, the state finance law, the multiple dwelling law, the multiple residence law, the social services law, and the insurance law, in relation to enacting the "childhood lead poisoning prevention and safe housing act of 2010"; and to repeal certain provisions of the public health law relating thereto

THE PEOPLE OF THE STATE OF NEW YORK, REPRESENTED IN SENATE AND ASSEMBLY, DO ENACT AS FOLLOWS:

1     Section 1. This act shall be known and may be cited as the "childhood  
2     lead poisoning prevention and safe housing act of 2010".  
3     S 2. Legislative findings and purposes. 1. (a) Lead poisoning of  
4     children persists as one of the most prevalent and preventable environ-  
5     mental diseases in New York. At least 10,000 children were newly iden-  
6     tified with levels of lead in their blood at 10 micrograms per deciliter  
7     (ug/dl) in New York state in 2001. Moreover, only about one-third of  
8     children are receiving the lead screenings that are required by law and  
9     therefore, the actual number of children affected by the ingestion of  
10    lead is undoubtedly significantly greater than reported. Prevention is  
11    the only effective way to protect children from irreversible damage.  
12    Unless lead poisoning is prevented, elevated blood lead levels will  
13    result in impairment of the ability to think, concentrate, and learn.  
14    (b) Medical research indicates that children can suffer permanent,  
15    irreparable damage at blood levels even lower than 10 ug/dl, and that  
16    there is no level of lead ingestion which is without adverse impact.

EXPLANATION--Matter in *ITALICS* (underscored) is new; matter in brackets  
[ ] is old law to be omitted.

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Medical research also indicates that fetal injuries from lead paint can occur if women have elevated blood levels during pregnancy. Because of this, intervention measures that wait until children have been exposed have limited benefits, and the pursuit of primary prevention, which means eliminating lead hazards before children are exposed, has been recommended by the United States centers for disease control and prevention and promoted by leading experts in the field as a critical course of action to protect the health of young children.

(c) The predominant cause of lead poisoning in children is the ingestion of lead particles from deteriorating or abraded lead-based paint from older and poorly maintained residences.

(d) Deteriorating lead-based paint or excessive amounts of lead-contaminated dust in these poorly maintained homes endangers the intellectual and emotional development and physical well being of affected children. In addition, unsafe work practices that inadequately control lead dust in the repair or renovation of older homes can cause substantial lead hazards.

(e) Although New York state banned the sale of lead paint in 1970, (1970, ch. 338) seventy-four percent of New York's housing stock was constructed prior to 1970. At least ninety percent of lead-based paint still remaining in occupied housing exists in units built before 1960. New York state has both the largest percentage and the largest absolute number of older housing units with lead paint in the nation.

(f) The dangers posed by lead-based paint can be substantially reduced, although not eliminated, by taking measures to prevent paint deterioration and limiting children's exposure to paint chips and lead dust.

(g) The deterioration of lead-based paint in older residences results in increased expenses each year for the state of New York in the form of special education and other education expenses, medical care for lead-poisoned children, and expenditures for delinquent youth and others needing special supervision.

(h) Older housing units remain an important part of New York's housing stock, particularly for those of modest or limited incomes. The problem of lead-based paint in housing affects urban, suburban and rural areas of the state.

(i) The existing housing codes and enforcement systems in most jurisdictions do not include primary prevention measures for lead hazards and have proven ineffective in encouraging widespread lead-based paint hazard abatement, mitigation, and control.

(j) The financial incentives currently in place have not proven sufficient to motivate landlords and other property owners to undertake widespread and effective lead-based paint hazard abatement, mitigation, and control; moreover low and moderate income property owners may not have access to the resources to eliminate or reduce substantially lead hazards.

(k) Insurance companies are reluctant to provide coverage to property owners in the absence of evidence that lead hazards have been appropriately addressed.

(l) Knowledge of lead-based paint hazards, their control, mitigation, abatement, and risk avoidance is not sufficiently widespread, especially outside urban areas.

2. The purposes of this act are: (a) to increase the supply of affordable rental housing in the state of New York in which measures have been taken to eliminate or substantially reduce the risk of childhood lead poisoning;

(b) to ensure that New York's response to lead-based paint hazards focuses on primary prevention as the essential tool to combat childhood lead poisoning, and thus to substantially reduce, and eventually eliminate, the incidence of childhood lead poisoning in the state of New York;

(c) to establish and make enforcement of lead hazard control standards in the state of New York more certain and more effective;

(d) to improve public awareness of lead safety issues and to educate both property owners and tenants about practices that can reduce the incidence of lead poisoning;

(e) to provide access to the resources for property owners and landlords who commit to undertake specified lead hazard reduction measures; and

(f) to facilitate the availability and affordability of liability insurance protection to those landlords and other owners who undertake specified lead hazard reduction measures.

S 3. Section 1370 of the public health law is REPEALED and a new section 1370 is added to read as follows:

S 1370. DEFINITIONS. 1. "ABATEMENT" MEANS ANY SET OF MEASURES DESIGNED TO PERMANENTLY ELIMINATE LEAD-BASED PAINT OR LEAD-BASED PAINT HAZARDS. ABATEMENT INCLUDES THE REMOVAL OF LEAD-BASED PAINT, THE PERMANENT ENCLOSURE OR ENCAPSULATION OF LEAD-BASED PAINT, THE REPLACEMENT OF COMPONENTS OR FIXTURES PAINTED WITH LEAD-BASED PAINT, AND THE REMOVAL OR PERMANENT COVERING OF SOIL-BASED HAZARDS.

2. "AFFECTED PROPERTY" MEANS A ROOM OR GROUP OF ROOMS WITHIN A PROPERTY CONSTRUCTED BEFORE NINETEEN HUNDRED SEVENTY THAT FORM A SINGLE INDEPENDENT HABITABLE DWELLING UNIT FOR OCCUPATION BY ONE OR MORE INDIVIDUALS THAT HAS LIVING FACILITIES WITH PERMANENT PROVISIONS FOR LIVING, SLEEPING, EATING, COOKING, AND SANITATION. "AFFECTED PROPERTY" DOES NOT INCLUDE:

(A) AN AREA NOT USED FOR LIVING, SLEEPING, EATING, COOKING, OR SANITATION, SUCH AS AN UNFINISHED BASEMENT, THAT IS NOT READILY ACCESSIBLE TO CHILDREN UNDER SEVEN YEARS OF AGE;

(B) A UNIT WITHIN A HOTEL, MOTEL, OR SIMILAR SEASONAL OR TRANSIENT FACILITY UNLESS SUCH UNIT IS OCCUPIED BY ONE OR MORE PERSONS AT RISK FOR A PERIOD EXCEEDING THIRTY DAYS;

(C) AN AREA WHICH IS SECURED AND INACCESSIBLE TO OCCUPANTS;

(D) A UNIT WHICH IS NOT OFFERED FOR RENT OR INCIDENT TO EMPLOYMENT;

(E) HOUSING FOR THE ELDERLY, OR A RESIDENTIAL PROPERTY DESIGNATED EXCLUSIVELY FOR PERSONS WITH DISABILITIES; EXCEPT THIS EXEMPTION SHALL NOT APPLY IF A PERSON AT RISK RESIDES OR IS EXPECTED TO RESIDE IN THE DWELLING UNIT OR VISITS THE DWELLING UNIT ON A REGULAR BASIS;

(F) AN UNOCCUPIED DWELLING UNIT OR RESIDENTIAL PROPERTY THAT IS TO BE DEMOLISHED, PROVIDED THE DWELLING UNIT OR PROPERTY WILL REMAIN UNOCCUPIED UNTIL DEMOLITION; OR

(G) IN CITIES OF MORE THAN ONE MILLION POPULATION, A MULTIPLE DWELLING, AS DEFINED IN SECTION FOUR OF THE MULTIPLE DWELLING LAW.

"AFFECTED PROPERTY" ALSO EXCLUDES ANY PROPERTY OWNED OR OPERATED BY A UNIT OF FEDERAL, STATE, OR LOCAL GOVERNMENT, OR ANY PUBLIC, QUASI-PUBLIC, OR MUNICIPAL CORPORATION, IF THE PROPERTY IS SUBJECT TO LEAD STANDARDS THAT ARE EQUAL TO, OR MORE STRINGENT THAN, THE REQUIREMENTS FOR LEAD-STABILIZED STATUS UNDER SUBDIVISION THREE OF SECTION THIRTEEN HUNDRED SEVENTY-SIX OF THIS TITLE, BUT DOES INCLUDE PRIVATELY-OWNED PROPERTIES THAT RECEIVE GOVERNMENTAL RENTAL ASSISTANCE.

3. "AREA OF HIGH RISK" MEANS AN AREA DESIGNATED AS SUCH BY THE COMMISSIONER OR HIS OR HER REPRESENTATIVE AND CONSISTING OF ONE OR MORE

DWELLINGS IN WHICH A CONDITION CONDUCIVE TO LEAD POISONING OF CHILDREN IS PRESENT OR, ADDITIONALLY, ANY CENSUS TRACT OR BLOCK GROUP WITHIN THE STATE WHERE, DURING ANY SINGLE YEAR, MORE THAN TWENTY-FIVE CHILDREN HAVE BEEN IDENTIFIED WITH ELEVATED BLOOD LEAD LEVELS.

4. "CHANGE IN OCCUPANCY" MEANS A CHANGE OF TENANT IN AN AFFECTED PROPERTY IN WHICH THE PROPERTY IS VACATED AND POSSESSION IS EITHER SURRENDERED TO THE OWNER OR ABANDONED.

5. "CHEWABLE SURFACE" SHALL MEAN A PROTRUDING INTERIOR WINDOWSILL IN A DWELLING UNIT IN AN AFFECTED PROPERTY THAT IS READILY ACCESSIBLE TO A CHILD UNDER AGE SEVEN. "CHEWABLE SURFACE" SHALL ALSO MEAN ANY OTHER TYPE OF INTERIOR EDGE OR PROTRUSION IN A DWELLING UNIT IN AN AFFECTED PROPERTY, SUCH AS A RAIL OR STAIR, WHERE THERE IS EVIDENCE THAT SUCH OTHER EDGE OR PROTRUSION HAS BEEN CHEWED OR WHERE AN OCCUPANT HAS NOTIFIED THE OWNER THAT A CHILD UNDER AGE SEVEN RESIDING IN THAT AFFECTED PROPERTY HAS MOUTHED OR CHEWED SUCH EDGE OR PROTRUSION.

6. "COMMUNITIES OF CONCERN" MEANS THOSE THIRTY MUNICIPALITIES IN THE STATE THAT HAVE THE GREATEST NUMBERS OF CHILDREN IDENTIFIED WITH ELEVATED BLOOD LEAD LEVELS IN THE PRIOR CALENDAR YEAR WITHIN THE MEANING OF SUBDIVISION FOURTEEN OF THIS SECTION.

7. "CONDITION CONDUCIVE TO LEAD POISONING" MEANS: (A) A LEAD-BASED PAINT HAZARD; AND/OR (B) OTHER ENVIRONMENTAL CONDITIONS WHICH MAY RESULT IN SIGNIFICANT LEAD EXPOSURE, INCLUDING SOIL-LEAD HAZARDS.

8. "CONTAINMENT" MEANS THE PHYSICAL MEASURES TAKEN TO ENSURE THAT DUST AND DEBRIS CREATED OR RELEASED DURING LEAD-BASED PAINT HAZARD REDUCTION ARE NOT SPREAD, BLOWN, OR TRACKED FROM INSIDE TO OUTSIDE OF THE WORK-SITE.

9. "COUNCIL" MEANS THE ADVISORY COUNCIL ON LEAD POISONING PREVENTION ESTABLISHED PURSUANT TO SECTION THIRTEEN HUNDRED SEVENTY-B OF THIS TITLE.

10. "DETERIORATED PAINT" MEANS ANY INTERIOR OR EXTERIOR PAINT OR OTHER COATING THAT IS CURLING, SCALING, FLAKING, BLISTERING, PEELING, CHIPPING, CHALKING, CRACKING, OR LOOSE IN ANY MANNER, SUCH THAT A SPACE OR POCKET OF AIR IS BEHIND A PORTION THEREOF OR SUCH THAT THE PAINT IS NOT COMPLETELY ADHERED TO THE UNDERLYING SUBSURFACE, OR IS OTHERWISE DAMAGED OR SEPARATED FROM THE SUBSTRATE.

11. "DETERIORATED SUBSURFACE" SHALL MEAN AN UNSTABLE OR UNSOUND PAINTED SUBSURFACE, AN INDICATION OF WHICH CAN BE OBSERVED THROUGH A VISUAL INSPECTION, INCLUDING, BUT NOT LIMITED TO, ROTTED OR DECAYED WOOD, OR WOOD OR PLASTER THAT HAS BEEN SUBJECT TO MOISTURE OR DISTURBANCE.

12. "DWELLING" MEANS A BUILDING OR STRUCTURE OR PORTION THEREOF, INCLUDING THE PROPERTY OCCUPIED BY AND APPURTENANT TO SUCH DWELLING, WHICH IS OCCUPIED IN WHOLE OR IN PART AS THE HOME, RESIDENCE OR SLEEPING PLACE OF ONE OR MORE HUMAN BEINGS AND SHALL, WITHOUT LIMITING THE FOREGOING, INCLUDE CHILD CARE FACILITIES FOR CHILDREN UNDER SEVEN YEARS OF AGE, KINDERGARTENS AND NURSERY SCHOOLS.

13. "DWELLING UNIT" MEANS A:

(A) SINGLE-FAMILY DWELLING, INCLUDING ATTACHED STRUCTURES SUCH AS PORCHES AND STOOPS; OR

(B) HOUSING UNIT IN A STRUCTURE THAT CONTAINS MORE THAN ONE SEPARATE HOUSING UNIT, AND IN WHICH EACH SUCH UNIT IS USED OR OCCUPIED, OR INTENDED TO BE USED OR OCCUPIED, IN WHOLE OR IN PART, AS THE HOME OR SEPARATE LIVING QUARTERS OF ONE OR MORE PERSONS.

14. "ELEVATED BLOOD LEAD LEVEL" MEANS A QUANTITY OF LEAD IN WHOLE VENOUS BLOOD, EXPRESSED IN MICROGRAMS PER DECILITER (UG/DL), OF 10 UG/DL OR GREATER, OR SUCH OTHER MORE STRINGENT LEVEL AS MAY BE SPECIFICALLY

1 PROVIDED IN THIS TITLE OR ADOPTED IN REGULATION BY THE DEPARTMENT PURSU-  
2 ANT TO RULE OR REGULATION.

3 15. "ENCAPSULATION" MEANS THE APPLICATION OF A COVERING OR COATING  
4 THAT ACTS AS A BARRIER BETWEEN THE LEAD-BASED PAINT AND THE ENVIRONMENT  
5 AND THAT RELIES FOR ITS DURABILITY ON ADHESION BETWEEN THE ENCAPSULANT  
6 AND THE PAINTED SURFACE, AND ON THE INTEGRITY OF THE EXISTING BONDS  
7 BETWEEN PAINT LAYERS AND BETWEEN THE PAINT AND THE SUBSTRATE. ENCAPSULA-  
8 TION MAY BE USED AS A METHOD OF ABATEMENT IF IT IS DESIGNED AND  
9 PERFORMED SO AS TO BE PERMANENT.

10 16. "EXTERIOR SURFACES" MEANS:

11 (A) ALL FENCES AND PORCHES THAT ARE PART OF A DWELLING THAT IS OR  
12 CONTAINS AN AFFECTED PROPERTY;

13 (B) ALL OUTSIDE SURFACES OF A DWELLING THAT IS OR CONTAINS AN AFFECTED  
14 PROPERTY THAT ARE ACCESSIBLE TO A CHILD UNDER THE AGE OF SEVEN AND THAT:

15 (1) ARE ATTACHED TO THE OUTSIDE OF SUCH DWELLING; OR

16 (2) CONSIST OF OTHER BUILDINGS THAT ARE APPURTENANT TO SUCH DWELLING,  
17 SUCH AS A GARAGE OR SHED; AND

18 (C) ALL PAINTED SURFACES IN STAIRWAYS, HALLWAYS, ENTRANCE AREAS,  
19 RECREATION AREAS, LAUNDRY AREAS, AND GARAGES WITHIN A MULTIFAMILY DWELL-  
20 ING THAT ARE COMMON TO INDIVIDUAL DWELLING UNITS, ONE OR MORE OF WHICH  
21 CONSTITUTES AN AFFECTED PROPERTY, AND ARE ACCESSIBLE TO A CHILD UNDER  
22 THE AGE OF SEVEN.

23 17. "FRICTION SURFACE" MEANS AN INTERIOR OR EXTERIOR PAINTED SURFACE  
24 THAT TOUCHES OR IS IN CONTACT WITH ANOTHER SURFACE, SUCH THAT THE TWO  
25 SURFACES ARE CAPABLE OF RELATIVE MOTION AND ABRADE, SCRAPE, OR BIND WHEN  
26 IN RELATIVE MOTION. FRICTION SURFACES SHALL INCLUDE, BUT NOT BE LIMITED  
27 TO, WINDOW FRAMES AND JAMBS, DOORS, AND HINGES.

28 18. "G" MEANS GRAM, "MG" MEANS MILLIGRAM (THOUSANDTH OF A GRAM), AND  
29 "UG" MEANS MICROGRAM (MILLIONTH OF A GRAM).

30 19. "HAZARD REDUCTION" MEANS MEASURES DESIGNED TO REDUCE OR ELIMINATE  
31 HUMAN EXPOSURE TO LEAD-BASED HAZARDS.

32 20. "HEALTH CARE PROVIDER" MEANS ANY HEALTH CARE PRACTITIONER AUTHOR-  
33 IZED TO ORDER A BLOOD LEAD TEST AND ANY FACILITY LICENSED PURSUANT TO  
34 ARTICLE TWENTY-EIGHT OF THIS CHAPTER.

35 21. "HIGH EFFICIENCY PARTICLE AIR VACUUM" OR "HEPA-VACUUM" MEANS A  
36 DEVICE CAPABLE OF FILTERING OUT PARTICLES OF 0.3 MICRONS OR GREATER FROM  
37 A BODY OF AIR AT AN EFFICIENCY OF 99.97% OR GREATER; "HEPA-VACUUM"  
38 INCLUDES USE OF A HEPA-VACUUM.

39 22. "IMPACT SURFACE" MEANS AN INTERIOR OR EXTERIOR PAINTED SURFACE  
40 THAT SHOWS EVIDENCE, SUCH AS MARKING, DENTING, OR CHIPPING, THAT IT IS  
41 SUBJECT TO DAMAGE BY REPEATED SUDDEN FORCE, SUCH AS CERTAIN PARTS OF  
42 DOOR FRAMES, MOLDINGS, OR BASEBOARDS.

43 23. "INSPECTION" MEANS A COMPREHENSIVE SURVEY BY A PROPERLY ACCREDITED  
44 PERSON TO DETERMINE THE PRESENCE OF LEAD-BASED PAINT AND LEAD-BASED  
45 PAINT HAZARDS AND THE PROVISION OF A REPORT EXPLAINING THE RESULTS OF  
46 THE INSPECTION.

47 24. "INTERIOR WINDOWSILL" MEANS A PORTION OF THE HORIZONTAL WINDOW  
48 LEDGE THAT IS PROTRUDING INTO THE INTERIOR OF A ROOM.

49 25. "INVESTIGATION" MEANS AN EXAMINATION CONDUCTED BY THE OWNER OF AN  
50 AFFECTED PROPERTY, THE OWNER'S AGENT OR EMPLOYEE, OR SOMEONE RETAINED BY  
51 THE OWNER, IN ACCORDANCE WITH THE REQUIREMENTS ESTABLISHED BY THE DEPUTY  
52 COMMISSIONER, TO DETERMINE WHETHER THE AFFECTED PROPERTY MEETS THE STAN-  
53 DARDS OF LEAD-STABILIZED STATUS AS DEFINED IN SUBDIVISION THREE OF  
54 SECTION THIRTEEN HUNDRED SEVENTY-SIX OF THIS TITLE.

55 26. "LEAD-BASED PAINT" MEANS PAINT OR OTHER SIMILAR SURFACE COATING  
56 MATERIAL CONTAINING 1.0 MILLIGRAMS OF LEAD PER SQUARE CENTIMETER OR

GREATER, AS DETERMINED BY LABORATORY ANALYSIS, OR BY AN X-RAY FLUORESCENCE ANALYZER. IF AN X-RAY FLUORESCENCE ANALYZER IS USED, READINGS SHALL BE CORRECTED FOR SUBSTRATE BIAS WHEN NECESSARY AS SPECIFIED BY THE PERFORMANCE CHARACTERISTIC SHEETS RELEASED BY THE UNITED STATES ENVIRONMENTAL PROTECTION AGENCY AND THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FOR THE SPECIFIC X-RAY FLUORESCENCE ANALYZER USED. X-RAY FLUORESCENCE READINGS SHALL BE CLASSIFIED AS POSITIVE, NEGATIVE OR INCONCLUSIVE IN ACCORDANCE WITH THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT GUIDELINES FOR THE EVALUATION AND CONTROL OF LEAD-BASED PAINT HAZARDS IN HOUSING (JUNE 1995, REVISED 1997) AND THE PERFORMANCE CHARACTERISTIC SHEETS RELEASED BY THE UNITED STATES ENVIRONMENTAL PROTECTION AGENCY AND THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FOR THE SPECIFIC X-RAY FLUORESCENCE ANALYZER USED. X-RAY FLUORESCENCE READINGS THAT FALL WITHIN THE INCONCLUSIVE ZONE, AS DETERMINED BY THE PERFORMANCE CHARACTERISTIC SHEETS, SHALL BE CONFIRMED BY LABORATORY ANALYSIS OF PAINT CHIPS, RESULTS SHALL BE REPORTED IN MILLIGRAMS OF LEAD PER SQUARE CENTIMETER AND THE MEASURE OF SUCH LABORATORY ANALYSIS SHALL BE DEFINITIVE. IF LABORATORY ANALYSIS IS USED TO DETERMINE LEAD CONTENT, RESULTS SHALL BE REPORTED IN MILLIGRAMS OF LEAD PER SQUARE CENTIMETER. WHERE THE SURFACE AREA OF A PAINT CHIP SAMPLE CANNOT BE ACCURATELY MEASURED OR IF AN ACCURATELY MEASURED PAINT CHIP SAMPLE CANNOT BE REMOVED, A LABORATORY ANALYSIS MAY BE REPORTED IN PERCENT BY WEIGHT. IN SUCH CASE, LEAD-BASED PAINT SHALL MEAN ANY PAINT OR OTHER SIMILAR SURFACE-COATING MATERIAL CONTAINING MORE THAN 0.5% OF METALLIC LEAD, BASED ON THE NON-VOLATILE CONTENT OF THE PAINT OR OTHER SIMILAR SURFACE-COATING MATERIAL.

27. "LEAD-BASED PAINT HAZARD" MEANS ANY CONDITION IN, OR PROXIMATE TO, A DWELLING OR DWELLING UNIT OCCUPIED BY A PERSON AT RISK THAT CAUSES EXPOSURE TO LEAD FROM LEAD-CONTAMINATED DUST, FROM LEAD-BASED PAINT THAT IS DETERIORATED, OR FROM LEAD-BASED PAINT THAT IS PRESENT ON CHEWABLE SURFACES, DETERIORATED SUBSURFACES, FRICTION SURFACES, OR IMPACT SURFACES, OR IN SOIL, THAT WOULD RESULT IN ADVERSE HUMAN HEALTH EFFECTS.

28. "LEAD-CONTAINED" MEANS PROPERTY THAT HAS ATTAINED LEAD-CONTAINED PROPERTY STATUS WITHIN THE MEANING OF SUBDIVISION THREE OF SECTION THIRTEEN HUNDRED SEVENTY-SIX OF THIS TITLE.

29. "LEAD-CONTAMINATED DUST" MEANS SURFACE DUST THAT CONTAINS A MASS PER AREA CONCENTRATION OF LEAD EQUAL TO OR EXCEEDING 40 MICROGRAMS PER SQUARE FOOT ("UG/FT<sup>2</sup>") ON FLOORS, OR 250 UG/FT<sup>2</sup> ON INTERIOR WINDOWSILLS BASED ON WIPE SAMPLE, OR 400 UG/FT<sup>2</sup> ON WINDOW WELLS, OR SUCH MORE STRINGENT STANDARDS AS MAY BE ADOPTED BY THE DEPARTMENT.

30. "LEAD-FREE" MEANS PROPERTY THAT HAS ATTAINED LEAD-FREE PROPERTY STATUS WITHIN THE MEANING OF SUBDIVISION TWO OF SECTION THIRTEEN HUNDRED SEVENTY-SIX OF THIS TITLE.

31. "LEAD-STABILIZED" MEANS PROPERTY THAT HAS ATTAINED LEAD-STABILIZED PROPERTY STATUS WITHIN THE MEANING OF SUBDIVISION FOUR OF SECTION THIRTEEN HUNDRED SEVENTY-SIX OF THIS TITLE.

32. "LOCAL DESIGNEE" MEANS A MUNICIPAL, COUNTY, OR OTHER OFFICIAL DESIGNATED BY THE DEPUTY COMMISSIONER OF PUBLIC HEALTH AS RESPONSIBLE FOR ASSISTING THE DESIGNATING AUTHORITY, RELEVANT STATE AGENCIES, AND RELEVANT COUNTY AND MUNICIPAL AUTHORITIES, IN IMPLEMENTING THE ACTIVITIES SPECIFIED BY THIS ARTICLE FOR THE LOCALITIES.

33. "OCCUPANT" MEANS ANY INDIVIDUAL LIVING OR SLEEPING IN A BUILDING, OR HAVING POSSESSION OF A SPACE WITHIN A BUILDING.

34. "OWNER" MEANS A PERSON, FIRM, CORPORATION, NONPROFIT ORGANIZATION, PARTNERSHIP, GOVERNMENT, GUARDIAN, CONSERVATOR, RECEIVER, TRUSTEE, EXECUTOR, OR OTHER JUDICIAL OFFICER, OR OTHER ENTITY WHICH, ALONE OR WITH

OTHERS, OWNS, HOLDS, OR CONTROLS THE FREEHOLD OR LEASEHOLD TITLE OR PART OF THE TITLE TO PROPERTY, WITH OR WITHOUT ACTUALLY POSSESSING IT. SUCH TERM INCLUDES A VENDEE WHO POSSESSES THE TITLE, BUT DOES NOT INCLUDE A MORTGAGEE OR AN OWNER OF A REVERSIONARY INTEREST UNDER A GROUND RENT LEASE. "OWNER" INCLUDES ANY AUTHORIZED AGENT OF THE OWNER, INCLUDING A PROPERTY MANAGER OR LEASING AGENT.

35. "PERMANENT" MEANS AN EXPECTED DESIGN LIFE OF AT LEAST TWENTY YEARS.

36. "PERSON" MEANS ANY NATURAL PERSON.

37. "PERSON AT RISK" MEANS A CHILD UNDER THE AGE OF SEVEN YEARS OR A PREGNANT WOMAN WHO RESIDES IN AN AFFECTED PROPERTY.

38. "PROGRAM" MEANS THE LEAD POISONING PREVENTION PROGRAM IN THE DEPARTMENT ESTABLISHED PURSUANT TO SECTION THIRTEEN HUNDRED SEVENTY-A OF THIS TITLE.

39. "RELOCATION EXPENSES" MEANS ALL EXPENSES NECESSITATED BY THE RELOCATION OF A TENANT'S HOUSEHOLD TO HOUSING FREE OF LEAD HAZARDS, INCLUDING, BUT NOT LIMITED TO, MOVING AND HAULING EXPENSES, THE HEPA-VACUUMING OF ALL UPHOLSTERED FURNITURE, LAUNDERING OF CLOTHES AND LINENS, PAYMENT OF A SECURITY DEPOSIT FOR THE RELOCATION HOUSING, AND INSTALLATION AND CONNECTION OF UTILITIES AND APPLIANCES.

40. "SOIL-LEAD HAZARD" MEANS SOIL IN A PLAY AREA WHERE THE SOIL-LEAD CONCENTRATION FROM A COMPOSITE PLAY AREA SAMPLE OF BARE SOIL IS EQUAL TO OR GREATER THAN 400 PARTS PER MILLION; OR IN THE REST OF THE YARD WHEN THE ARITHMETIC MEAN LEAD CONCENTRATION FROM A COMPOSITE SAMPLE (OR ARITHMETIC MEAN OF COMPOSITE SAMPLES) OF BARE SOIL FROM THE REST OF THE YARD (I.E., NON-PLAY AREAS) IS EQUAL TO OR GREATER THAN 1,200 PARTS PER MILLION.

41. "TENANT" MEANS THE INDIVIDUAL NAMED AS THE LESSEE IN A LEASE, RENTAL AGREEMENT OR OTHER FORM OF OCCUPANCY AGREEMENT, WHETHER WRITTEN OR ORAL, FOR A DWELLING UNIT, AND INCLUDES TENANCIES INCIDENT TO EMPLOYMENT. WHERE APPLICABLE, THE TERM "TENANT" SHALL ALSO INCLUDE ANY OCCUPANT OF THE TENANT'S HOUSEHOLD.

42. "WIPE SAMPLE" MEANS A SAMPLE COLLECTED BY AN APPROPRIATELY ACCREDITED PERSON WIPING A REPRESENTATIVE SURFACE OF KNOWN AREA, AS DETERMINED BY AMERICAN SOCIETY FOR TESTING MATERIALS (ASTM) E1728 ("STANDARD PRACTICE FOR THE FIELD COLLECTION OF SETTLED DUST SAMPLES USING WIPE SAMPLING METHODS FOR LEAD DETERMINATION BY ATOMIC SPECTROMETRY TECHNIQUES"), WITH LEAD DETERMINATION CONDUCTED BY AN ACCREDITED LABORATORY PARTICIPATING IN THE ENVIRONMENTAL LEAD LABORATORY ACCREDITATION PROGRAM (NLAP).

S 4. Subdivision 2 of section 1370-a of the public health law, as added by chapter 485 of the laws of 1992, paragraphs (a) and (c) as amended by section 4 of part A of chapter 58 of the laws of 2009, is amended and three new subdivisions 4, 5 and 6 are added to read as follows:

2. The department shall:

(a) IDENTIFY AND DESIGNATE AS COMMUNITIES OF CONCERN THE THIRTY MUNICIPALITIES IN THE STATE HAVING THE GREATEST NUMBERS OF CHILDREN IDENTIFIED WITH ELEVATED BLOOD LEAD LEVELS, AND, IN COOPERATION WITH LOCAL HEALTH OFFICIALS AND MUNICIPAL OFFICIALS, DEVELOP A LOCAL PRIMARY PREVENTION PLAN FOR EACH COMMUNITY OF CONCERN TO PREVENT EXPOSURE TO LEAD CONSISTENT WITH THIS TITLE. THE COMMISSIONER IS AUTHORIZED TO ENTER INTO AND SHALL ENTER INTO AGREEMENTS OR MEMORANDA OF UNDERSTANDING WITH, AND PROVIDE TECHNICAL AND OTHER RESOURCES TO, COMMUNITIES OF CONCERN AND SHALL ENSURE THAT THE PRIMARY PREVENTION PLAN TARGETS PERSONS AT RISK LIVING IN THE HIGHEST RISK AFFECTED HOUSING IN THE

1 COMMUNITY. MUNICIPALITIES IDENTIFIED BY THE COMMISSIONER SHALL COOPER-  
2 ATE FULLY WITH THE DEPARTMENT IN THE FORMULATION AND IMPLEMENTATION OF  
3 THE PRIMARY PREVENTION PLAN FOR THE DESIGNATED COMMUNITY OF CONCERN;

4 (B) IDENTIFY AND DESIGNATE AS AREAS OF HIGH RISK ANY CENSUS TRACT OR  
5 BLOCK GROUP IN THE STATE IN WHICH DURING ANY SINGLE YEAR, MORE THAN  
6 TWENTY-FIVE CHILDREN HAVE BEEN IDENTIFIED WITH ELEVATED BLOOD LEAD  
7 LEVELS. IN SUCH AREAS OF HIGH RISK, THE DEPARTMENT SHALL FURTHER REQUIRE  
8 THAT THE COUNTY COMMISSIONER OF HEALTH, IN COOPERATION WITH APPROPRIATE  
9 LOCAL MUNICIPAL OFFICIALS, PRIORITIZE AND IMPLEMENT THE INSPECTION OF  
10 AFFECTED PROPERTIES WITH PERSONS AT RISK, AND REQUIRE THE ABATEMENT OF  
11 LEAD-BASED PAINT HAZARDS, OR THE STABILIZATION OF ALL CONDITIONS CONDU-  
12 CIVE TO LEAD POISONING IN THESE INSPECTED UNITS USING LEAD SAFE WORK  
13 PRACTICES, IN ACCORDANCE WITH THE DEFINITIONS AND PROVISIONS OF THIS  
14 TITLE;

15 (C) promulgate and enforce regulations [for screening children and  
16 pregnant women, including requirements for blood lead testing, for lead  
17 poisoning, and for follow up of children and pregnant women who have  
18 elevated blood lead levels] NECESSARY FOR THE IMPLEMENTATION OF ALL  
19 PORTIONS OF THIS TITLE, EXCEPT WHERE RESPONSIBILITY FOR IMPLEMENTING  
20 SPECIFIC PORTIONS OF THIS TITLE IS SPECIFICALLY ASSIGNED TO THE COMMIS-  
21 SIONER OF HOUSING AND COMMUNITY RENEWAL OR TO THE COMMISSIONER OF TAXA-  
22 TION AND FINANCE;

23 [(b)] (D) enter into interagency agreements to coordinate lead poison-  
24 ing prevention, exposure reduction, identification and treatment activ-  
25 ities and lead reduction activities with other federal, state and local  
26 agencies and programs;

27 [(c)] (E) establish a statewide registry of lead levels of children  
28 provided such information is maintained as confidential except for (i)  
29 disclosure for medical treatment purposes; (ii) disclosure of non-iden-  
30 tifying epidemiological data; and (iii) disclosure of information from  
31 such registry to the statewide immunization information system estab-  
32 lished by section twenty-one hundred sixty-eight of this chapter; and

33 [(d)] (F) develop and implement public education and community  
34 outreach programs on lead exposure, detection and risk reduction.

35 4. THE COMMISSIONER OR THE COMMISSIONER'S DESIGNEE SHALL DEVELOP  
36 CULTURALLY AND LINGUISTICALLY APPROPRIATE INFORMATION PAMPHLETS REGARD-  
37 ING CHILDHOOD LEAD POISONING, THE IMPORTANCE OF TESTING FOR ELEVATED  
38 BLOOD LEAD LEVELS, PREVENTION OF CHILDHOOD LEAD POISONING, TREATMENT OF  
39 CHILDHOOD LEAD POISONING, AND TENANTS' AND OWNERS' RIGHTS AND RESPONSI-  
40 BILITIES UNDER THIS TITLE. THESE INFORMATION PAMPHLETS SHALL BE  
41 DISTRIBUTED AS FOLLOWS:

42 (A) BY THE OWNER OF ANY AFFECTED PROPERTY OR HIS OR HER AGENTS OR  
43 EMPLOYEES AT THE TIME OF THE INITIATION AND RENEWAL OF A RENTAL AGREE-  
44 MENT TO THE TENANT;

45 (B) BY THE HEALTH CARE PROVIDER TO THE PARENT OR GUARDIAN OF A CHILD  
46 AT THE TIME OF A CHILD'S BIRTH AND AT THE TIME OF ANY CHILDHOOD IMMUNI-  
47 ZATION OR VACCINE UNLESS IT IS ESTABLISHED THAT SUCH INFORMATION  
48 PAMPHLET HAS BEEN PROVIDED PREVIOUSLY TO THE PARENT OR LEGAL GUARDIAN BY  
49 THE HEALTH CARE PROVIDER WITHIN THE PRIOR TWELVE MONTHS. HEALTH CARE  
50 PROVIDERS SHALL ALSO REVISE THEIR PATIENT FORMS TO INCLUDE A REMINDER TO  
51 CHECK THE LEAD SCREENING STATUS OF EACH CHILD UNDER SIX YEARS OF AGE;

52 (C) BY THE OWNER OR OPERATOR OF ANY CHILD CARE FACILITY, PRE-SCHOOL,  
53 OR KINDERGARTEN CLASS ON OR BEFORE OCTOBER FIFTEENTH OF EACH CALENDAR  
54 YEAR, TO THE PARENT OR GUARDIAN OF A CHILD ENROLLED IN SUCH FACILITY;



1 (D) BY AN OBSTETRICIAN OR GYNECOLOGIST TO EACH PATIENT OF CHILD-BEAR-  
2 ING AGE AT THE PATIENT'S FIRST VISIT AND AT EACH PREGNANCY OF THE  
3 PATIENT; AND

4 (E) BY THE PROVIDER OF THE WOMEN, INFANTS AND CHILDREN PROGRAM TO EACH  
5 PERSON ENROLLED IN SUCH PROGRAM AND UPON ENROLLMENT AND ANNUALLY THERE-  
6 AFTER.

7 5. WITHIN THREE MONTHS AFTER THE CLOSE OF THE FISCAL YEAR, THE COMMIS-  
8 SIONER SHALL REPORT TO THE ADVISORY COUNCIL ESTABLISHED IN SECTION THIR-  
9 TEEN HUNDRED SEVENTY-B OF THIS TITLE ON THE DEPARTMENT'S IMPLEMENTATION  
10 OF THIS SECTION DURING THE PRECEDING PERIOD. SUCH REPORT SHALL BE  
11 PUBLICLY AVAILABLE AND SHALL INCLUDE, AT A MINIMUM, A DETAILED STATEMENT  
12 OF REVENUE AND EXPENDITURES AND STATEMENT OF THE DEPARTMENT'S PROGRAM,  
13 SUPPORTED BY A STATISTICAL SECTION WITH GEOGRAPHIC INDEXING DESIGNED TO  
14 PROVIDE A DETAILED EXPLANATION OF THE DEPARTMENT'S ENFORCEMENT, INCLUD-  
15 ING BUT NOT LIMITED TO THE FOLLOWING:

16 (A) A STATISTICAL PROFILE OF DWELLINGS IN WHICH VIOLATIONS HAVE BEEN  
17 PLACED PURSUANT TO THIS TITLE, INDICATING THE AGES OF THE DWELLINGS AND  
18 OTHER FACTORS RELEVANT TO THE PREVALENCE OF LEAD-BASED PAINT HAZARDS,  
19 WHICH MAY INCLUDE THE PRIOR LEAD POISONING OF A PERSON AT RISK IN THE  
20 DWELLING, OUTSTANDING VIOLATIONS, EMERGENCY REPAIR CHARGES, TAX ARREARS  
21 AND MORTGAGE DEBT;

22 (B) THE NUMBER OF DWELLING UNITS INSPECTED BY THE DEPARTMENT OR OTHER  
23 STATE OR LOCAL AGENCY PURSUANT TO THIS TITLE, THE NUMBER OF SUCH UNITS  
24 WHERE A PERSON AT RISK RESIDED, AND THE NUMBER OF INSPECTORS ASSIGNED TO  
25 CONDUCT SUCH INSPECTIONS;

26 (C) THE NUMBER OF DWELLING UNITS IN WHICH THE OCCUPANT COMPLAINED OF  
27 PEELING PAINT OR A DETERIORATED SUBSURFACE AND THE NUMBER OF PRE-NINE-  
28 TEEN HUNDRED SEVENTY DWELLING UNITS IN WHICH THE EXISTENCE OF SUCH  
29 CONDITIONS WERE CONFIRMED BY THE DEPARTMENT OR OTHER STATE OR LOCAL  
30 AGENCY;

31 (D) THE NUMBER OF DWELLING UNITS WHERE A PERSON AT RISK RESIDES IN  
32 WHICH A VIOLATION WAS PLACED PURSUANT TO THIS TITLE, WHETHER THE  
33 VIOLATION WAS PLACED IN RESPONSE TO AN OCCUPANT'S COMPLAINT OR OTHER-  
34 WISE;

35 (E) AN EVALUATION OF THE DEPARTMENT'S CAPABILITY TO TIMELY INSPECT,  
36 SERVE A NOTICE OF VIOLATION, AND ENFORCE THE CORRECTION OF VIOLATIONS;

37 (F) AN EVALUATION OF THE DEPARTMENT'S IMPLEMENTATION OF A PROGRAM OF  
38 INSPECTION PURSUANT TO SUBDIVISION SIX OF SECTION THIRTEEN HUNDRED  
39 SEVENTY-SEVEN OF THIS TITLE; AND

40 (G) A TABULATION OF ALL MUNICIPALITIES, CENSUS TRACTS, OR CENSUS BLOCK  
41 GROUPS WHICH HAVE IN ANY YEAR MORE THAN TWENTY-FIVE CHILDREN WITH  
42 ELEVATED BLOOD LEAD LEVELS, INCLUDING TOTALS OF THE NUMBER OF CHILDREN  
43 WITH SUCH ELEVATED BLOOD LEAD LEVELS BY FIVE POINT INCREMENTS.

44 6. THE COMMISSIONER SHALL DESIGNATE A DEPUTY COMMISSIONER OF HEALTH  
45 RESPONSIBLE FOR FULFILLING THE OBJECTIVES OF THIS TITLE WHEN SUCH OBJEC-  
46 TIVES INVOLVE THE RESPONSIBILITIES OF THE DEPARTMENT.

47 S 5. Section 1370-b of the public health law is amended by adding a  
48 new subdivision 4 to read as follows:

49 4. THE DEPARTMENT SHALL MAKE RECOMMENDATIONS TO AMEND THIS TITLE IF  
50 ANY OF THE FOLLOWING CONDITIONS OCCUR:

51 (A) IN FISCAL YEAR TWO THOUSAND TEN, THE RATE OF CHILDREN WHO OBTAIN  
52 BLOOD-LEAD TESTING IN COMPLIANCE WITH SECTION THIRTEEN HUNDRED SEVENTY-C  
53 OF THIS TITLE IS LESS THAN SEVENTY-FIVE PERCENT;

54 (B) IN FISCAL YEAR TWO THOUSAND TEN, THE NUMBER OF CHILDREN IN THIS  
55 STATE WHOSE BLOOD-LEAD LEVEL IS EQUAL TO OR EXCEEDS 10 MICROGRAMS PER  
56 DECILITER IS GREATER THAN FOUR THOUSAND;

(C) IN FISCAL YEAR TWO THOUSAND ELEVEN, THE RATE OF CHILDREN WHO OBTAIN BLOOD-LEAD TESTING IN COMPLIANCE WITH SECTION THIRTEEN HUNDRED SEVENTY-C OF THIS TITLE IS LESS THAN NINETY PERCENT; OR

(D) IN FISCAL YEAR TWO THOUSAND ELEVEN, THE NUMBER OF CHILDREN IN THIS STATE WHOSE BLOOD-LEAD LEVEL IS EQUAL TO OR EXCEEDS 10 MICROGRAMS PER DECILITER IS GREATER THAN TWO THOUSAND.

SUCH RECOMMENDATIONS SHALL BE SUBMITTED TO THE ADVISORY COUNCIL WITHIN SIX MONTHS AFTER THE CLOSE OF THE FISCAL YEAR IN WHICH THE CONDITION OCCURS.

S 6. Subdivision 1 of section 1370-c of the public health law, as added by chapter 485 of the laws of 1992, is amended and four new subdivisions 5, 6, 7 and 8 are added to read as follows:

1. The department [is authorized to] SHALL promulgate AND ENFORCE regulations establishing the means by which and the intervals at which [children and pregnant women] PERSONS AT RISK shall be screened for elevated BLOOD lead levels AND FOR FOLLOW UP OF PERSONS AT RISK WHO HAVE ELEVATED BLOOD LEAD LEVELS. The department is also authorized to require screening for lead poisoning in other high risk groups. AT A MINIMUM, THE DEPARTMENT SHALL ENSURE THAT ALL CHILDREN AT BOTH AGE ONE YEAR AND AT AGE TWO YEARS AND PREGNANT WOMEN SHALL BE SCREENED AND THAT ALL CHILDREN WHO ARE CONSIDERED AT RISK UP TO SIX YEARS OF AGE SHALL BE SCREENED AT LEAST ONCE EACH YEAR.

5. EACH HEALTH INSURER OR HEALTH MAINTENANCE ORGANIZATION SHALL REPORT ANNUALLY TO THE DEPARTMENT ITS AGGREGATE DATA REGARDING COMPLIANCE WITH THE SCREENING REQUIREMENTS PURSUANT TO THIS SECTION. SUCH DATA SHALL DETAIL THE NUMBER AND PERCENTAGE OF CHILDREN SEEN WHO WERE AGES ONE AND TWO, THE NUMBER AND PERCENTAGE WHO WERE SCREENED AT AGE ONE, AND THE NUMBER AND PERCENTAGE WHO WERE SCREENED AT AGE TWO, SEPARATELY ORGANIZED BY ZIP CODE. THIS REPORT ON SCREENING COMPLIANCE SHALL BE PROVIDED TO THE DEPARTMENT BY MARCH FIRST FOLLOWING THE END OF THE CALENDAR YEAR. THE COMPTROLLER SHALL INCLUDE A REVIEW OF COMPLIANCE WITH THIS SECTION IN ANY AUDIT IT PERFORMS.

6. THE DEPARTMENT SHALL INCLUDE THE SCREENING AND REPORTING REQUIREMENTS IN ITS CONTRACTS FOR SERVICES UNDER THE MEDICAID AND CHILD HEALTH PLUS PROGRAMS OR ANY OTHER PROGRAMS FUNDED IN WHOLE OR IN PART WITH STATE OR LOCAL FUNDS AND PROVIDING HEALTH SERVICES TO PERSONS AT RISK, AND SHALL IMPOSE COMPLIANCE TARGETS AND APPROPRIATE PENALTIES OR SANCTIONS IN THE EVENT SUCH TARGETS ARE NOT ACHIEVED.

7. BY APRIL FIFTEENTH OF EACH YEAR THE DEPARTMENT SHALL REPORT TO THE HEALTH COMMITTEES OF THE SENATE AND ASSEMBLY AND MAKE PUBLICLY AVAILABLE A REPORT ON SCREENING RATES OF THE PRECEDING YEAR PURSUANT TO THIS SECTION, INCLUDING THE ACTUAL NUMBER AND ESTIMATED PERCENTAGE OF ONE YEAR OLD CHILDREN AND THE ACTUAL NUMBER AND ESTIMATED PERCENTAGE OF TWO YEAR OLD CHILDREN SCREENED FOR BLOOD LEAD, THE ACTUAL NUMBER AND ESTIMATED PERCENTAGE OF CHILDREN SCREENED AT BOTH ONE YEAR OF AGE AND TWO YEARS OF AGE, THE PERFORMANCE OF MEDICAID AND CHILD HEALTH PLUS PROGRAMS OR ANY OTHER PROGRAMS FUNDED IN WHOLE OR IN PART WITH STATE AND LOCAL FUNDS AND PROVIDING HEALTH SERVICES TO PERSONS AT RISK, AND ITS ACTIONS TO PUBLICIZE AND ENFORCE THE OBLIGATIONS ON HEALTH CARE PROVIDERS PURSUANT TO THIS SECTION.

8. THE DEPARTMENT SHALL PROMULGATE REGULATIONS ESTABLISHING PENALTIES FOR KNOWING VIOLATIONS OF SUBDIVISION TWO OF THIS SECTION.

S 7. Sections 1373 and 1375 of the public health law are REPEALED and eight new sections 1370-f, 1373, 1375, 1376, 1377, 1378, 1379 and 1379-a are added to read as follows:

1 S 1370-F. RESPONSE TO A CHILD WITH ELEVATED BLOOD LEAD LEVELS AND  
2 CONDITIONS CONDUCIVE TO LEAD POISONING. 1. FOR EACH PERSON AT RISK WHO  
3 HAS A CONFIRMED ELEVATED BLOOD LEAD LEVEL, PRIMARY HEALTH CARE PROVIDERS  
4 SHALL PROVIDE OR MAKE REASONABLE EFFORTS TO ENSURE THE PROVISION OF A  
5 COMPLETE DIAGNOSTIC EVALUATION; MEDICAL TREATMENT, IF NECESSARY; AND  
6 REFERRAL TO THE APPROPRIATE LOCAL OR STATE HEALTH UNIT FOR ENVIRONMENTAL  
7 MANAGEMENT. A COMPLETE DIAGNOSTIC EVALUATION SHALL INCLUDE AT A MINIMUM:  
8 A DETAILED LEAD EXPOSURE ASSESSMENT, A NUTRITIONAL ASSESSMENT, INCLUDING  
9 IRON STATUS, AND, AS APPROPRIATE, DEVELOPMENT SCREENING.

10 2. THE COMMISSIONER OR THE COMMISSIONER'S DESIGNATED REPRESENTATIVE,  
11 AS THE APPROPRIATE LOCAL OR STATE HEALTH UNIT FOR ENVIRONMENTAL MANAGE-  
12 MENT, SHALL CONDUCT AN ENVIRONMENTAL ASSESSMENT, WHICH SHALL INCLUDE AN  
13 EMERGENCY INSPECTION IN ACCORDANCE WITH SUBDIVISION THREE OF SECTION  
14 THIRTEEN HUNDRED SEVENTY-SEVEN OF THIS TITLE, TO DETERMINE THE SOURCE OF  
15 EXPOSURE TO LEAD FOR ANY PERSON AT RISK REFERRED PURSUANT TO SUBDIVISION  
16 ONE OF THIS SECTION.

17 3. FOR EACH PERSON AT RISK WHO IS REFERRED FOR ENVIRONMENTAL MANAGE-  
18 MENT PURSUANT TO THIS SECTION, WHENEVER THE COMMISSIONER OR HIS OR HER  
19 DESIGNATED REPRESENTATIVE DETERMINES THAT A CONDITION CONDUCIVE TO LEAD  
20 POISONING EXISTS IN A DWELLING, A WRITTEN NOTICE AND DEMAND FOR DISCON-  
21 TINUANCE SHALL BE ISSUED IN ACCORDANCE WITH SECTION THIRTEEN HUNDRED  
22 SEVENTY-EIGHT OF THIS TITLE. THE COMMISSIONER OR THE COMMISSIONER'S  
23 DESIGNATED REPRESENTATIVE SHALL ALSO IMMEDIATELY NOTIFY THE APPROPRIATE  
24 PUBLIC WELFARE DEPARTMENT OF THE ISSUANCE OF SUCH WRITTEN NOTICE AND  
25 DEMAND PURSUANT TO SECTION ONE HUNDRED FORTY-THREE-B OF THE SOCIAL  
26 SERVICES LAW.

27 4. WHENEVER THE COMMISSIONER OR HIS OR HER REPRESENTATIVE SHALL  
28 DESIGNATE AN AREA OF HIGH RISK, OTHER THAN A CENSUS TRACT OR BLOCK GROUP  
29 SO DESIGNATED PURSUANT TO SECTION THIRTEEN HUNDRED SEVENTY-A OF THIS  
30 TITLE HE OR SHE MAY GIVE WRITTEN NOTICE AND DEMAND, SERVED AS PROVIDED  
31 IN SECTION THIRTEEN HUNDRED SEVENTY-EIGHT OF THIS TITLE FOR THE DISCON-  
32 TINUANCE OF A PAINT CONDITION CONDUCIVE TO LEAD POISONING IN ANY DESIG-  
33 NATED DWELLING IN SUCH AREA WITHIN A SPECIFIED PERIOD OF TIME.

34 5. WHENEVER THE COMMISSIONER OR HIS OR HER DESIGNATED REPRESENTATIVE  
35 HAS ISSUED A WRITTEN NOTICE AND DEMAND FOR A DISCONTINUANCE OF A CONDI-  
36 TION CONDUCIVE TO LEAD POISONING, PRIOR TO CLEARING SUCH CONDITION AS  
37 MEETING THE REQUIREMENTS OF THIS TITLE, THE COMMISSIONER OR HIS OR HER  
38 DESIGNATED REPRESENTATIVE SHALL COMPLETE A CLEARANCE EXAMINATION TO  
39 CONFIRM THE SAFETY OF THE LOCATION. SUCH CLEARANCE EXAMINATIONS SHALL  
40 INCLUDE A VISUAL ASSESSMENT, DUST SAMPLING, SUBMISSION OF SAMPLES FOR  
41 ANALYSIS FOR LEAD, INTERPRETATION OF SAMPLING RESULTS, AND PREPARATION  
42 OF A REPORT. CLEARANCE EXAMINATIONS SHALL BE PERFORMED IN ACCORDANCE  
43 WITH FEDERAL GUIDELINES IN 24 CFR SECTION 35.1340 OR SUCCESSOR REGU-  
44 LATION.

45 S 1373. SAFE WORK PRACTICES FOR ACTIVITIES DISTURBING LEAD-BASED PAINT  
46 OR PAINT OF UNKNOWN LEAD CONTENT IN AFFECTED PROPERTIES WITH PERSONS AT  
47 RISK. 1. ALL WORK PERFORMED BY AN OWNER OR THE OWNER'S AGENTS OR  
48 CONTRACTORS, IN AFFECTED PROPERTY OCCUPIED BY A PERSON OR PERSONS AT  
49 RISK, THAT DISTURBS LEAD-BASED PAINT OR PAINT OF UNDETERMINED LEAD  
50 CONTENT SHALL BE PERFORMED IN ACCORDANCE WITH SAFE WORK REGULATIONS  
51 PROMULGATED BY THE COMMISSIONER. SUCH REGULATIONS SHALL PROVIDE FOR,  
52 AMONG OTHER THINGS:

53 (A) NOTICE TO TENANTS;

54 (B) TRAINING REQUIREMENTS, WHICH SHALL REQUIRE THAT SUCH WORK BE  
55 PERFORMED BY PERSONS WHO HAVE, AT A MINIMUM, SUCCESSFULLY COMPLETED A  
56 COURSE ON LEAD-SAFE WORK PRACTICES GIVEN BY OR ON BEHALF OF THE DEPART-

MENT, OR THE DIVISION OF HOUSING AND COMMUNITY RENEWAL, BY THE UNITED STATES ENVIRONMENTAL PROTECTION AGENCY OR AN ENTITY AUTHORIZED BY IT TO GIVE SUCH COURSE, OR BY THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT OR AN ENTITY AUTHORIZED BY IT TO GIVE SUCH COURSE;

(C) PRECAUTIONS TO PREVENT ENTRY INTO THE WORK AREA BY OCCUPANTS UNTIL CLEAN-UP IS COMPLETED AND FOR TEMPORARY RELOCATION PROVIDED BY THE OWNER FOR THE OCCUPANTS OF A DWELLING OR DWELLING UNIT TO APPROPRIATE HOUSING WHEN WORK CANNOT BE PERFORMED SAFELY;

(D) PRECAUTIONS TO PREVENT THE DISPERSION OF LEAD DUST AND DEBRIS DURING THE WORK;

(E) PROHIBITED PRACTICES OF LEAD PAINT REMOVAL, INCLUDING DRY SCRAPING AND SANDING, USE OF POWER TOOLS WITHOUT PROPER ENVIRONMENTAL CONTROLS, AND THE USE OF TOXIC SUBSTANCES;

(F) PROPER DAILY AND FINAL CLEAN-UP REQUIREMENTS;

(G) DUST WIPE CLEARANCE TESTING;

(H) PRE-NOTIFICATION OF LOCAL MUNICIPAL CODE ENFORCEMENT AGENCIES OR HEALTH DEPARTMENTS, WHERE APPROPRIATE; AND

(I) EXCEPTIONS FOR SMALL JOBS THAT INVOLVE DISTURBING LESS THAN TWO SQUARE FEET OF LEAD-BASED PAINT OR PAINT OF UNDETERMINED LEAD CONTENT OR LESS THAN TEN PERCENT OF THE TOTAL SURFACE AREA OF PEELING PAINT ON A TYPE OF COMPONENT WITH A SMALL SURFACE AREA, SUCH AS A WINDOWSILL OR DOOR FRAME.

2. A TENANT SHALL ALLOW ACCESS TO AN AFFECTED PROPERTY, AT REASONABLE TIMES, TO THE OWNER TO PERFORM ANY WORK REQUIRED UNDER THIS TITLE.

3. IF A TENANT MUST VACATE AN AFFECTED PROPERTY FOR A PERIOD OF TWENTY-FOUR HOURS OR MORE IN ORDER TO ALLOW AN OWNER TO PERFORM WORK THAT WILL DISTURB THE PAINT ON INTERIOR SURFACES, THE OWNER SHALL PAY TO THE TENANT IN ADVANCE THE REASONABLE RELOCATION EXPENSES THAT THE TENANT INCURS DIRECTLY RELATED TO THE REQUIRED RELOCATION.

4. THE DEPUTY COMMISSIONER OR THE DEPUTY COMMISSIONER'S DESIGNEE, WITHIN ONE HUNDRED TWENTY DAYS FOLLOWING THE EFFECTIVE DATE OF THIS SECTION, SHALL ESTABLISH GUIDELINES AND A TRAINER'S MANUAL FOR A "LEAD-SAFE HOUSING AWARENESS SEMINAR" WITH A TOTAL CLASS TIME OF THREE HOURS OR LESS. SUCH GUIDELINES AND MATERIALS SHALL BE MADE AVAILABLE SO THAT SUCH COURSES MAY BE OFFERED BY PROFESSIONAL ASSOCIATIONS AND COMMUNITY ORGANIZATIONS WITH A TRAINING CAPACITY, EXISTING ACCREDITED EDUCATIONAL INSTITUTIONS, AND FOR-PROFIT EDUCATIONAL PROVIDERS. ALL SUCH OFFERING PROPOSALS SHALL BE REVIEWED AND APPROVED, BASED ON SEMINAR CONTENT AND QUALIFICATIONS OF INSTRUCTORS, BY THE DEPUTY COMMISSIONER OF HOUSING AND COMMUNITY RENEWAL OR THE DEPUTY COMMISSIONER'S DESIGNEE.

S 1375. ACCREDITATION OF INSPECTORS AND CONTRACTORS PERFORMING WORK.

1. NO PERSON SHALL ACT AS A CONTRACTOR OR SUPERVISOR TO PERFORM THE WORK NECESSARY FOR LEAD-BASED PAINT HAZARD ABATEMENT AS DEFINED IN THIS TITLE UNLESS THAT PERSON IS ACCREDITED PURSUANT TO ONE OF THE FOLLOWING:

(A) REGULATIONS THAT MAY BE ADOPTED BY THE COMMISSIONER PURSUANT TO THIS SECTION GOVERNING THE ACCREDITATION OF INDIVIDUALS TO ENGAGE IN LEAD-BASED PAINT ACTIVITIES SUFFICIENT TO SATISFY THE REQUIREMENTS OF 40 C.F.R. 745.325 OR SUCCESSOR REGULATIONS;

(B) CERTIFICATION BY THE UNITED STATES ENVIRONMENTAL PROTECTION AGENCY TO ENGAGE IN LEAD-BASED PAINT ACTIVITIES PURSUANT TO 40 C.F.R. 745.226 OR SUCCESSOR REGULATION; OR

(C) CERTIFICATION BY A STATE OR TRIBAL PROGRAM AUTHORIZED BY THE UNITED STATES ENVIRONMENTAL PROTECTION AGENCY TO CERTIFY INDIVIDUALS ENGAGED IN LEAD-BASED PAINT ACTIVITIES PURSUANT TO 40 C.F.R. 745.325 OR SUCCESSOR REGULATION.

1 THE COMMISSIONER SHALL, BY REGULATION, CREATE EXCEPTIONS TO THE  
2 ACCREDITATION REQUIREMENT FOR INSTANCES WHERE THE DISTURBANCE OF  
3 LEAD-BASED PAINT IS SMALL AND INCIDENTAL, SUCH AS WORK THAT DISTURBS  
4 SURFACES OF LESS THAN EITHER TWO SQUARE FEET OF PEELING LEAD-BASED PAINT  
5 PER ROOM OR TEN PERCENT OF THE TOTAL SURFACE AREA OF PEELING PAINT ON A  
6 TYPE OF COMPONENT WITH A SMALL SURFACE AREA, SUCH AS A WINDOWSILL OR  
7 DOOR FRAME.

8 2. NO PERSON SHALL CONDUCT AN INSPECTION REQUIRED BY SECTIONS THIRTEEN  
9 HUNDRED SEVENTY-SIX AND THIRTEEN HUNDRED SEVENTY-SEVEN OF THIS TITLE,  
10 UNLESS THAT PERSON IS ACCREDITED PURSUANT TO ONE OF THE FOLLOWING:

11 (A) REGULATIONS THAT MAY BE ADOPTED BY THE COMMISSIONER PURSUANT TO  
12 THIS SECTION GOVERNING THE ACCREDITATION OF INDIVIDUALS ELIGIBLE TO  
13 CONDUCT THE INSPECTIONS REQUIRED BY THIS TITLE SUFFICIENT TO SATISFY THE  
14 REQUIREMENTS OF 40 C.F.R. 745.325 OR SUCCESSOR REGULATION; OR

15 (B) CERTIFICATION TO CONDUCT INSPECTIONS BY THE UNITED STATES ENVIRON-  
16 MENTAL PROTECTION AGENCY PURSUANT TO 40 C.F.R. 745.226(B) OR SUCCESSOR  
17 REGULATION; OR

18 (C) CERTIFICATION BY A STATE OR TRIBAL PROGRAM AUTHORIZED BY THE  
19 UNITED STATES ENVIRONMENTAL PROTECTION AGENCY TO CERTIFY INDIVIDUALS  
20 ENGAGED IN LEAD-BASED PAINT ACTIVITIES PURSUANT TO 40 C.F.R. 745.325 OR  
21 SUCCESSOR REGULATION.

22 3. THE COMMISSIONER MAY ADOPT REGULATIONS, SUFFICIENT TO SATISFY THE  
23 REQUIREMENTS OF 40 C.F.R. 745.325 OR SUCCESSOR REGULATION, GOVERNING THE  
24 ACCREDITATION OF INDIVIDUALS ENGAGING IN LEAD-BASED PAINT ACTIVITIES  
25 UNDER THIS TITLE OR ELIGIBLE TO CONDUCT THE INSPECTIONS REQUIRED BY THIS  
26 TITLE. THE ACCREDITATION OF SUCH PERSONS PURSUANT TO SUCH REGULATIONS  
27 SHALL EXTEND FOR A PERIOD OF THREE YEARS UNLESS THE DEPUTY COMMISSIONER  
28 HAS PROBABLE CAUSE TO BELIEVE A PERSON ACCREDITED UNDER THIS SECTION HAS  
29 VIOLATED THE TERMS OF THE ACCREDITATION OR ENGAGED IN ILLEGAL OR UNETH-  
30 ICAL CONDUCT RELATED TO INSPECTIONS REQUIRED BY THIS TITLE IN WHICH CASE  
31 THE ACCREDITATION TO PERFORM INSPECTIONS SHALL BE SUSPENDED PENDING A  
32 HEARING IN ACCORDANCE WITH THE PROVISIONS OF THE STATE ADMINISTRATIVE  
33 PROCEDURE ACT. THE COMMISSIONER SHALL ESTABLISH BY REGULATION A SCHEDULE  
34 OF FEES FOR THE ACCREDITATION AND REGISTRATION OF SUCH PERSONS. SUCH  
35 FEES SHALL BE REQUIRED TO BE PAID AT THE TIME OF INITIAL REGISTRATION  
36 AND AT THE TIME OF SUBSEQUENT RENEWAL OF REGISTRATION, AND SHALL BE  
37 SUFFICIENT TO COVER ALL COSTS, INCLUDING THE COSTS OF STATE PERSONNEL,  
38 ATTRIBUTABLE TO ACCREDITATION ACTIVITIES CONDUCTED UNDER THIS SECTION.

39 (A) FEES COLLECTED PURSUANT TO THIS SUBDIVISION WILL BE HELD IN A  
40 CONTINUING, NON-LAPSING SPECIAL FUND TO BE USED FOR ACCREDITATION  
41 PURPOSES UNDER THIS SECTION.

42 (B) THE FUND ESTABLISHED UNDER THIS SUBDIVISION SHALL BE INVESTED AND  
43 REINVESTED AND ANY INVESTMENT EARNINGS SHALL BE PAID INTO THE FUND.

44 4. ANY VIOLATION OF THE PROVISIONS OF THIS SECTION SHALL BE A MISDE-  
45 MEANOR.

46 S 1376. REQUIREMENTS FOR AFFECTED PROPERTIES OCCUPIED BY PERSONS AT  
47 RISK. 1. ALL AFFECTED PROPERTIES OCCUPIED BY PERSONS AT RISK SHALL BE  
48 MAINTAINED FREE OF CONDITIONS CONDUCIVE TO LEAD PAINT POISONING.

49 2. WITHIN TWO YEARS FOLLOWING THE EFFECTIVE DATE OF THIS SECTION THE  
50 OWNER OF ANY AFFECTED PROPERTY THAT IS OCCUPIED BY A PERSON AT RISK MUST  
51 CERTIFY, THROUGH A SWORN STATEMENT IN A FORM PRESCRIBED BY THE COMMIS-  
52 SIONER, THAT THE PROPERTY MEETS "LEAD STABILIZED" STATUS AS DEFINED BY  
53 SUBDIVISION THREE OF THIS SECTION AND THE OWNER IS COMPLYING WITH SUBDI-  
54 VISION TWO OF SECTION THIRTEEN HUNDRED SEVENTY-SEVEN OF THIS TITLE,  
55 UNLESS A REPORT HAS BEEN SUBMITTED BY A CERTIFIED INSPECTOR STATING THAT

1 THE PROPERTY IS EITHER "LEAD FREE" OR IS "LEAD CONTAINED" AS PROVIDED  
2 FOR IN SUBDIVISION FIVE OR SIX OF THIS SECTION.

3 3. AN AFFECTED PROPERTY WILL BE CONSIDERED TO BE "LEAD STABILIZED"  
4 WHEN:

5 (A) ALL EXTERIOR AND INTERIOR PAINTED SURFACES HAVE BEEN VISUALLY  
6 REVIEWED; AND ALL CHIPPING, PEELING, OR FLAKING LEAD-BASED PAINT OR  
7 PAINT OF UNKNOWN LEAD CONTENT ON EXTERIOR AND INTERIOR PAINTED SURFACES  
8 HAS BEEN REMOVED AND REPAINTED, OR STABILIZED AND REPAINTED, AND ANY  
9 STRUCTURAL DEFECT THAT IS CAUSING OR LIKELY TO CAUSE LEAD-BASED PAINT OR  
10 PAINT OF UNKNOWN LEAD CONTENT TO CHIP, PEEL, OR FLAKE THAT THE OWNER OF  
11 THE AFFECTED PROPERTY HAS KNOWLEDGE OF, OR WITH THE EXERCISE OF REASON-  
12 ABLE CARE SHOULD HAVE KNOWLEDGE OF, HAS BEEN REPAIRED; AND

13 (B) ALL WINDOW FRICTION SURFACES WITH LEAD-BASED PAINT OR PAINT OF  
14 UNKNOWN LEAD CONTENT HAVE HAD SUCH PAINT REMOVED OR PERMANENTLY COVERED,  
15 SUCH AS VIA THE INSTALLATION OF REPLACEMENT WINDOW CHANNELS OR SLIDES,  
16 AND INTERIOR WINDOW TROUGHS AND WINDOWSILLS HAVE BEEN EITHER STRIPPED  
17 AND REPAINTED, REPLACED, OR ENCAPSULATED WITH VINYL, METAL, OR ANY OTHER  
18 DURABLE MATERIALS WHICH RENDER THE SURFACE SMOOTH AND CLEANABLE; AND

19 (C) ALL DOORS AND DOORWAYS HAVE BEEN ADJUSTED OR RE-HUNG AS NECESSARY  
20 TO PREVENT THE RUBBING TOGETHER OF ANY SURFACE WITH LEAD-BASED PAINT OR  
21 PAINT OF UNKNOWN LEAD CONTENT WITH ANOTHER SURFACE; AND

22 (D) ALL BARE FLOORS HAVE BEEN MADE SMOOTH AND CLEANABLE; AND

23 (E) ALL WORK HAS BEEN COMPLETED IN COMPLIANCE WITH THE SAFE WORK PRAC-  
24 TICE REGULATIONS PROMULGATED PURSUANT TO SECTION THIRTEEN HUNDRED SEVEN-  
25 TY-THREE OF THIS TITLE; AND

26 (F) AT THE COMPLETION OF ANY ACTIVITIES DESCRIBED IN THIS SUBDIVISION  
27 THAT DISTURB LEAD-BASED PAINT OR PAINT OF UNKNOWN LEAD CONTENT:

28 (I) THE INTERIOR OF THE AFFECTED PROPERTY HAS BEEN HEPA VACUUMED AND  
29 WASHED WITH HIGH PHOSPHATE DETERGENT OR ITS EQUIVALENT; AND

30 (II) CLEARANCE FOR LEAD DUST HAZARDS HAS BEEN ACHIEVED AS DETERMINED  
31 BY WIPE SAMPLES IN ALL AREAS ACCESSIBLE TO PERSONS AT RISK, TAKEN BY  
32 PROPERLY ACCREDITED INDEPENDENT PERSONNEL AFTER COMPLETION OF ALL ACTIV-  
33 ITIES UNDERTAKEN PURSUANT TO SUBDIVISION TWO OF THIS SECTION.

34 4. AN OWNER CERTIFYING THAT AN AFFECTED PROPERTY MEETS "LEAD STABI-  
35 LIZED" STATUS UNDER SUBDIVISION TWO OF THIS SECTION SHALL RETAIN THE  
36 SWORN CERTIFICATION, WHICH SHALL BE VALID FOR THREE YEARS, AND MAKE IT  
37 AVAILABLE FOR INSPECTION BY DEPARTMENT OR LOCAL OFFICIALS, INCLUDING THE  
38 RESULTS OF WIPE TESTS WHEN CONDUCTED, AND SHALL PROVIDE A COPY OF THE  
39 CERTIFICATION AND WIPE TEST RESULTS TO THE TENANT.

40 5. AN AFFECTED PROPERTY WILL BE CONSIDERED TO BE "LEAD-FREE" FOR THE  
41 PURPOSES OF THIS SECTION IF THE OWNER OF THE AFFECTED PROPERTY SUBMITS  
42 TO THE DEPUTY COMMISSIONER'S DESIGNEE FOR THE JURISDICTION IN WHICH SUCH  
43 PROPERTY IS LOCATED AN INSPECTION REPORT WHICH INDICATES THAT THE  
44 AFFECTED PROPERTY HAS BEEN TESTED BY AN INSPECTOR, ACCREDITED PURSUANT  
45 TO THE PROVISIONS OF SECTION THIRTEEN HUNDRED SEVENTY-FIVE OF THIS  
46 TITLE, FOR THE PRESENCE OF LEAD IN ACCORDANCE WITH STANDARDS AND PROCE-  
47 DURES ESTABLISHED BY THE REGULATIONS PROMULGATED BY THE COMMISSIONER AND  
48 STATES UNDER PENALTIES OF PERJURY THAT THERE IS NO LEAD-BASED PAINT OR  
49 LEAD-CONTAMINATED DUST PRESENT ON THE INTERIOR SURFACES OF THE DWELLING  
50 UNIT, NO LEAD-BASED PAINT ON THE INTERIOR SURFACES OF THE COMMON AREAS  
51 OF THE PROPERTY, AND NO LEAD-BASED PAINT PRESENT ON ANY OF THE EXTERIOR  
52 SURFACES OF THE PROPERTY. A COPY OF THE MOST RECENT INSPECTION REPORT  
53 SHALL BE PROVIDED TO THE TENANT.

54 6. AN AFFECTED PROPERTY WILL BE CONSIDERED TO BE "LEAD CONTAINED" FOR  
55 THE PURPOSES OF THIS SECTION IF THE OWNER OF THE AFFECTED PROPERTY  
56 SUBMITS A REPORT BY A CERTIFIED INSPECTOR, ACCREDITED PURSUANT TO THE

PROVISIONS OF SECTION THIRTEEN HUNDRED SEVENTY-FIVE OF THIS TITLE, WHICH INDICATES THAT THE AFFECTED PROPERTY HAS BEEN TESTED FOR THE PRESENCE OF LEAD-BASED PAINT AND LEAD-CONTAMINATED DUST IN ACCORDANCE WITH THE STANDARDS AND PROCEDURES ESTABLISHED BY REGULATIONS PROMULGATED BY THE COMMISSIONER AND STATES UNDER PENALTIES OF PERJURY THAT:

(A) ALL INTERIOR SURFACES IN THE AFFECTED PROPERTY EITHER DO NOT CONTAIN LEAD-BASED PAINT OR HAVE BEEN PERMANENTLY ABATED; AND

(B)(I) ALL EXTERIOR PAINTED SURFACES OF THE AFFECTED PROPERTY THAT WERE CHIPPING, PEELING, OR FLAKING HAVE BEEN RESTORED WITH NON-LEAD BASED PAINT AND NO EXTERIOR PAINTED SURFACES OF THE AFFECTED PROPERTY ARE CHIPPING, PEELING, OR FLAKING; OR

(II) ALL EXTERIOR PAINTED SURFACES OF THE AFFECTED PROPERTY HAVE BEEN COVERED WITH VINYL SIDING OR SIMILAR SIDING AND SEALED IN A MANNER THAT PREVENTS EXPOSURE TO CHIPPING, PEELING, OR FLAKING PAINT; AND

(C) CLEARANCE FOR LEAD DUST HAZARDS HAS BEEN ACHIEVED AS DETERMINED BY WIPE SAMPLES IN ALL AREAS ACCESSIBLE TO PERSONS AT RISK, TAKEN BY PROPERLY ACCREDITED INDEPENDENT PERSONNEL. A COPY OF THE INSPECTION REPORT SHALL BE PROVIDED TO THE TENANT.

7. IN ORDER TO MAINTAIN "LEAD CONTAINED" STATUS THE OWNER OF AN AFFECTED PROPERTY WITH LEAD-BASED PAINT ON ANY EXTERIOR SURFACE WHICH HAS BEEN CERTIFIED AS "LEAD CONTAINED" PURSUANT TO SUBDIVISION SIX OF THIS SECTION SHALL SUBMIT TO THE DEPUTY COMMISSIONER'S DESIGNEE FOR THE JURISDICTION IN WHICH SUCH PROPERTY IS LOCATED EVERY THREE YEARS A CERTIFICATION BY AN INSPECTOR, STATING UNDER PENALTIES OF PERJURY THAT NO EXTERIOR PAINTED SURFACE OF THE AFFECTED PROPERTY IS CHIPPING, PEELING, OR FLAKING, AND THAT THERE HAS BEEN NO COMPROMISE OF ANY INTERIOR ABATEMENT SYSTEM THAT RELIES UPON THE ENCLOSURE OR ENCAPSULATION FOR LEAD-BASED PAINT. A COPY OF SUCH CERTIFICATION SHALL BE RETAINED BY THE OWNER AND MADE AVAILABLE FOR INSPECTION BY DEPARTMENT OR LOCAL OFFICIALS AND SHALL BE PROVIDED TO THE TENANT.

S 1377. DUE DILIGENCE INQUIRIES; INVESTIGATION AND INSPECTION OF AFFECTED PROPERTIES. 1. BEGINNING TWO YEARS AFTER THE EFFECTIVE DATE OF THIS SECTION, UNLESS THE OWNER OF AN AFFECTED PROPERTY HAS PREVIOUSLY DOCUMENTED IN THE MANNER REQUIRED BY THE DEPUTY COMMISSIONER THAT A PROPERTY HAS BEEN DETERMINED TO HAVE ACHIEVED "LEAD-FREE" PROPERTY STATUS OR "LEAD-CONTAINED" PROPERTY STATUS, THE OWNER OF AN AFFECTED PROPERTY SHALL MAKE A DUE DILIGENCE INQUIRY TO ASCERTAIN WHETHER A PERSON AT RISK RESIDES IN AN AFFECTED PROPERTY.

(A) NO OCCUPANT IN A DWELLING UNIT IN SUCH AFFECTED PROPERTY SHALL REFUSE OR UNREASONABLY FAIL TO PROVIDE ACCURATE AND TRUTHFUL INFORMATION REGARDING THE RESIDENCY OF A PERSON AT RISK.

(B) ALL LEASES OFFERED TO TENANTS OR PROSPECTIVE TENANTS IN AFFECTED PROPERTIES MUST CONTAIN A NOTICE, CONSPICUOUSLY SET FORTH THEREIN, WHICH ADVISES TENANTS OF THE OBLIGATIONS OF THE OWNER AND TENANT AS SET FORTH IN THIS SECTION. SUCH NOTICE MUST BE IN A MANNER APPROVED BY THE DEPUTY COMMISSIONER, THE CONTENT OF WHICH SHALL, AT A MINIMUM, BE IN ENGLISH AND SPANISH. THE OWNER OF AN AFFECTED PROPERTY SHALL PROVIDE THE OCCUPANT OF SUCH DWELLING UNIT WITH A PAMPHLET DEVELOPED PURSUANT TO SUBDIVISION FOUR OF SECTION THIRTEEN HUNDRED SEVENTY-A OF THIS TITLE.

(C)(I) THE OWNER OF SUCH AFFECTED PROPERTY SHALL PROVIDE TO AN OCCUPANT OF A DWELLING UNIT AT THE SIGNING OF A LEASE, INCLUDING A RENEWAL LEASE, IF ANY, OR UPON ANY AGREEMENT TO LEASE, OR AT THE COMMENCEMENT OF OCCUPANCY IF THERE IS NO LEASE, A NOTICE IN ENGLISH AND SPANISH, THE FORM AND CONTENT OF WHICH SHALL BE APPROVED BY THE DEPARTMENT, INQUIRING WHETHER A PERSON AT RISK RESIDES OR WILL RESIDE THEREIN. IF THERE IS A LEASE, SUCH NOTICE SHALL BE INCLUDED IN SUCH LEASE OR BE ATTACHED AS A

RIDER TO SUCH LEASE. SUCH NOTICE SHALL BE COMPLETED BY THE OCCUPANT AT THE TIME OF SUCH SIGNING OF A LEASE, INCLUDING A RENEWAL LEASE, IF ANY, OR SUCH AGREEMENT TO LEASE, OR AT SUCH COMMENCEMENT OF OCCUPANCY.

(II) WHERE AN OCCUPANT HAS RESPONDED TO THE NOTICE PROVIDED BY THE OWNER PURSUANT TO SUBPARAGRAPH (I) OF THIS PARAGRAPH BY INDICATING THAT NO PERSON AT RISK RESIDES THEREIN, DURING THE PERIOD BETWEEN THE DATE OF SUCH RESPONSE AND THE DELIVERY OF THE NOTICE PROVIDED BY THE OWNER PURSUANT TO PARAGRAPH (D) OF THIS SUBDIVISION DURING THE IMMEDIATELY FOLLOWING YEAR THE OCCUPANT SHALL HAVE THE RESPONSIBILITY TO INFORM THE OWNER OF ANY PERSON AT RISK THAT COMES TO RESIDE THEREIN DURING SUCH PERIOD.

(D)(I) EACH YEAR, AN OWNER OF AN AFFECTED PROPERTY SHALL, NO EARLIER THAN JANUARY FIRST AND NO LATER THAN JANUARY SIXTEENTH, EXCEPT AS PROVIDED FOR IN SUBPARAGRAPH (II) OF PARAGRAPH (C) OF THIS SUBDIVISION, PRESENT TO THE OCCUPANT OF EACH DWELLING UNIT IN SUCH AFFECTED PROPERTY A NOTICE INQUIRING AS TO WHETHER A PERSON AT RISK RESIDES THEREIN. SUCH NOTICE, THE FORM AND CONTENT OF WHICH SHALL BE APPROVED BY THE DEPUTY COMMISSIONER, SHALL BE PRESENTED AS PROVIDED FOR IN SUBPARAGRAPH (II) OF PARAGRAPH (C) OF THIS SUBDIVISION, AND SHALL BE IN ENGLISH AND SPANISH.

(II) THE OWNER MAY PRESENT THE NOTICE REQUIRED BY SUBPARAGRAPH (I) OF THIS PARAGRAPH BY DELIVERING SAID NOTICE BY ANY ONE OF THE FOLLOWING METHODS:

(1) BY FIRST CLASS MAIL, ADDRESSED TO THE OCCUPANT OF THE DWELLING UNIT;

(2) BY HAND DELIVERY TO THE OCCUPANT OF THE DWELLING UNIT; OR

(3) BY ENCLOSURE WITH THE JANUARY RENT BILL, IF SUCH RENT BILL IS DELIVERED AFTER DECEMBER FIFTEENTH BUT NO LATER THAN JANUARY SIXTEENTH.

(III) (1) UPON RECEIPT OF SUCH NOTICE THE OCCUPANT SHALL HAVE THE RESPONSIBILITY TO DELIVER BY FEBRUARY FIFTEENTH OF THAT YEAR, A WRITTEN RESPONSE TO THE OWNER INDICATING WHETHER OR NOT A PERSON AT RISK RESIDES THEREIN. IF, SUBSEQUENT TO DELIVERY OF SUCH NOTICE, THE OWNER DOES NOT RECEIVE SUCH WRITTEN RESPONSE BY FEBRUARY FIFTEENTH, AND DOES NOT OTHERWISE HAVE ACTUAL KNOWLEDGE AS TO WHETHER A PERSON AT RISK RESIDES THEREIN, THEN THE OWNER SHALL AT REASONABLE TIMES AND UPON REASONABLE NOTICE INSPECT THAT OCCUPANT'S DWELLING UNIT TO ASCERTAIN THE RESIDENCY OF A PERSON AT RISK AND, WHEN NECESSARY, CONDUCT AN INVESTIGATION IN ORDER TO MAKE THAT DETERMINATION. WHERE, BETWEEN FEBRUARY SIXTEENTH AND MARCH FIRST OF THAT YEAR, THE OWNER HAS MADE REASONABLE ATTEMPTS TO GAIN ACCESS TO A DWELLING UNIT TO DETERMINE IF A PERSON AT RISK RESIDES IN THAT DWELLING UNIT AND WAS UNABLE TO GAIN ACCESS, THE OWNER SHALL NOTIFY THE DEPUTY COMMISSIONER OR THE DEPUTY COMMISSIONER'S LOCAL DESIGNEE OF THAT CIRCUMSTANCE.

(2) WHERE AN OCCUPANT HAS RESPONDED TO THE NOTICE PROVIDED BY THE OWNER PURSUANT TO SUBPARAGRAPH (I) OF THIS PARAGRAPH BY INDICATING THAT NO PERSON AT RISK RESIDES THEREIN, DURING THE PERIOD BETWEEN THE DATE OF SUCH RESPONSE AND THE DELIVERY OF THE NOTICE PROVIDED BY THE OWNER PURSUANT TO THIS SUBDIVISION DURING THE IMMEDIATELY FOLLOWING YEAR THE OCCUPANT SHALL HAVE THE RESPONSIBILITY TO INFORM THE OWNER OF ANY PERSON AT RISK THAT COMES TO RESIDE THEREIN DURING SUCH PERIOD.

(E) THE OWNER SHALL MAKE AND MAINTAIN A RECORD OF ALL DUE DILIGENCE INQUIRIES, IN ELECTRONIC OR HARD-COPY FORMAT, FOR A PERIOD OF SIX YEARS. COPIES OF SUCH RECORDS SHALL BE MADE AVAILABLE UPON REQUEST TO THE DEPUTY COMMISSIONER OR HIS OR HER LOCAL DESIGNEE.

2. BEGINNING TWO YEARS AFTER THE EFFECTIVE DATE OF THIS SECTION, WHEN THE OWNER DETERMINES THAT A PERSON AT RISK RESIDES AT AN AFFECTED PROPERTY AS PROVIDED IN SUBDIVISION ONE OF THIS SECTION, AND THE OWNER OF AN



1 AFFECTED PROPERTY HAS NOT PREVIOUSLY DOCUMENTED IN THE MANNER REQUIRED  
2 BY THE DEPUTY COMMISSIONER THAT A PROPERTY HAS BEEN DETERMINED TO HAVE  
3 ACHIEVED EITHER "LEAD-FREE" PROPERTY STATUS OR "LEAD-CONTAINED" PROPERTY  
4 STATUS, NOTWITHSTANDING ANY CERTIFICATION COMPLETED PURSUANT TO SUBDIVI-  
5 SION TWO OF SECTION THIRTEEN HUNDRED SEVENTY-SIX OF THIS TITLE, THE  
6 OWNER SHALL THEN CAUSE AN INVESTIGATION TO BE MADE, EITHER DIRECTLY BY  
7 THE OWNER, THE OWNER'S AGENT OR EMPLOYEE, OR BY ANY OTHER PERSON AUTHOR-  
8 IZED BY THE DEPUTY COMMISSIONER, TO DETERMINE WHETHER SUCH PROPERTY  
9 COMPLIES, AT A MINIMUM, WITH "LEAD-STABILIZED" PROPERTY STATUS. ALTERNA-  
10 TIVELY, THE OWNER MAY CAUSE AN INSPECTION TO BE MADE BY A PERSON TRAINED  
11 AND ACCREDITED FOR SUCH INSPECTIONS AS DESCRIBED IN SECTION THIRTEEN  
12 HUNDRED SEVENTY-FIVE OF THIS TITLE FOR THE PURPOSE OF DETERMINING WHETH-  
13 ER THE AFFECTED PROPERTY COMPLIES WITH EITHER "LEAD-FREE" PROPERTY  
14 STATUS OR "LEAD-CONTAINED" PROPERTY STATUS.

15 (A) THE INVESTIGATION TO ASCERTAIN WHETHER A PROPERTY COMPLIES WITH  
16 "LEAD-STABILIZED" PROPERTY STATUS SHALL OCCUR AT LEAST ONCE A YEAR AND  
17 MORE OFTEN IF NECESSARY, SUCH AS WHEN THE OWNER KNOWS OR SHOULD REASON-  
18 ABLY BE AWARE THAT A PERSON AT RISK HAS BECOME AN OCCUPANT OF THE  
19 AFFECTED PROPERTY.

20 (B) AN INSPECTION OR INVESTIGATION SHALL, IN ADDITION, BE CONDUCTED  
21 WHEN, IN THE EXERCISE OF REASONABLE CARE, AN OWNER KNOWS OR SHOULD KNOW  
22 OF A CONDITION THAT IS REASONABLY FORESEEABLE TO BE CONDUCIVE TO LEAD  
23 POISONING, OR WHEN AN OCCUPANT SPECIFICALLY REQUESTS THAT AN INSPECTION  
24 OR INVESTIGATION BE MADE BASED UPON HIS OR HER REASONABLE BELIEF THAT  
25 SUCH A CONDITION EXISTS, OR WHEN AN OCCUPANT MAKES A COMPLAINT TO THE  
26 OWNER CONCERNING A CONDITION THAT THE OWNER KNOWS OR SHOULD KNOW IS  
27 REASONABLY FORESEEABLE TO BE CONDUCIVE TO LEAD POISONING.

28 (C) IN ADDITION TO ANY INVESTIGATIONS OR INSPECTIONS REQUIRED UNDER  
29 PARAGRAPHS (A) OR (B) OF THIS SUBDIVISION, THE OWNER SHALL CAUSE SUCH AN  
30 INVESTIGATION OR INSPECTION TO BE MADE WITHIN THE THIRTY DAYS PRIOR TO  
31 THE LEASING, RENTAL, OR OTHER TURNOVER OF AN AFFECTED PROPERTY, AND  
32 SHALL REPORT THE FINDINGS OF THAT INVESTIGATION OR INSPECTION TO  
33 PROSPECTIVE TENANTS IN ACCORDANCE WITH TITLE X OF THE FEDERAL RESIDEN-  
34 TIAL LEAD POISONING PREVENTION ACT AND THIS TITLE.

35 (D) THE OWNER SHALL MAKE AND MAINTAIN A RECORD OF ALL INVESTIGATIONS  
36 OR INSPECTIONS CONDUCTED UNDER THIS SUBDIVISION IN A FORM PRESCRIBED BY  
37 THE DEPUTY COMMISSIONER. THE OWNER SHALL MAINTAIN SUCH RECORD, IN ELEC-  
38 TRONIC OR HARD-COPY FORMAT, FOR A PERIOD OF SIX YEARS. COPIES OF SUCH  
39 RECORDS SHALL BE MADE AVAILABLE UPON REQUEST TO THE DEPUTY COMMISSIONER,  
40 HIS OR HER LOCAL DESIGNEE, TENANTS AND OCCUPANTS OF THE AFFECTED PROPER-  
41 TY, AND ANY PROSPECTIVE TENANTS OR OCCUPANTS OF THE AFFECTED PROPERTY.

42 (E) THE OWNER SHALL CAUSE A SUMMARY OF SUCH INVESTIGATION OR  
43 INSPECTION REPORT, IN A FORM PRESCRIBED BY THE DEPUTY COMMISSIONER, TO  
44 BE CONSPICUOUSLY POSTED IN A COMMON AREA OF THE DWELLING IN OR ADJACENT  
45 TO MAIN ENTRANCES. WHERE THERE IS MORE THAN ONE AFFECTED PROPERTY IN THE  
46 DWELLING, THE SUMMARY SHALL BE POSTED IN A COMMON AREA OF THE DWELLING  
47 IN, OR ADJACENT TO, THE MAIN ENTRANCE OR ENTRANCES. IN CASES WHERE IT IS  
48 NOT FEASIBLE TO POST SUCH REPORTS IN A COMMON AREA, THE OWNER OR AGENT  
49 SHALL DELIVER INDIVIDUAL COPIES OF SUCH SUMMARY TO EACH AFFECTED UNIT.  
50 SAID SUMMARY SHALL INDICATE THAT THE FULL REPORT OF SUCH INVESTIGATION  
51 OR INSPECTION IS AVAILABLE TO TENANTS UPON REQUEST.

52 3. BEGINNING TWO YEARS AFTER THE EFFECTIVE DATE OF THIS SECTION, THE  
53 DEPUTY COMMISSIONER'S DESIGNEE FOR THE JURISDICTION IN WHICH SUCH PROP-  
54 erty IS LOCATED SHALL ORDER AN INSPECTION OF AN AFFECTED PROPERTY BY AN  
55 INSPECTOR ACCREDITED PURSUANT TO THE PROVISIONS OF SECTION THIRTEEN  
56 HUNDRED SEVENTY-FIVE OF THIS TITLE, AT THE EXPENSE OF THE OWNER OF THE

1 AFFECTED PROPERTY, WHENEVER THE DEPUTY COMMISSIONER'S DESIGNEE FOR THE  
2 JURISDICTION IN WHICH SUCH PROPERTY IS LOCATED, RECEIVES NOTIFICATION  
3 THAT THE AFFECTED PROPERTY DOES NOT REASONABLY APPEAR TO COMPLY WITH  
4 EITHER THE LEAD-FREE, LEAD-CONTAINED, OR LEAD-STABILIZED PROPERTY STATUS  
5 AND THAT A PERSON AT RISK RESIDES IN THE AFFECTED PROPERTY. ANY STATE OR  
6 LOCAL AGENCY EMPLOYEES WHO HAVE OCCASION TO OBSERVE DETERIORATED PAINT  
7 OR ANY OTHER CONDITION BELIEVED TO BE CONDUCIVE TO LEAD POISONING AT AN  
8 AFFECTED PROPERTY ARE AUTHORIZED TO REPORT, AND SHALL REPORT, SUCH  
9 CONDITIONS TO THE DEPUTY COMMISSIONER'S DESIGNEE, AND IN SUCH INSTANCE,  
10 THE DEPUTY COMMISSIONER'S DESIGNEE SHALL REQUIRE AN INSPECTION TO BE  
11 MADE OF THE AFFECTED PROPERTY. AN INSPECTION REQUIRED UNDER THIS SUBDI-  
12 VISION SHALL BE COMPLETED WITHIN NINETY DAYS AFTER NOTIFICATION OF THE  
13 DEPUTY COMMISSIONER'S DESIGNEE FOR THE JURISDICTION IN WHICH SUCH PROP-  
14 erty IS LOCATED. IN THE EVENT SUCH INSPECTION RESULTS IN A FINDING OF  
15 LEAD HAZARDS, A REPORT OF SUCH FINDINGS SHALL BE IMMEDIATELY TRANSMITTED  
16 BY THE DEPUTY COMMISSIONER OR THE DEPUTY COMMISSIONER'S DESIGNEE FOR THE  
17 JURISDICTION IN WHICH SUCH PROPERTY IS LOCATED TO THE APPROPRIATE LOCAL  
18 SOCIAL SERVICES DEPARTMENT PURSUANT TO SECTION ONE HUNDRED FORTY-THREE-B  
19 OF THE SOCIAL SERVICES LAW.

20 4. THE DEPUTY COMMISSIONER, OR THE DEPUTY COMMISSIONER'S DESIGNEE FOR  
21 THE JURISDICTION IN WHICH SUCH PROPERTY IS LOCATED, SHALL ORDER AN  
22 INSPECTION OF AN AFFECTED PROPERTY FOR CONDITIONS CONDUCIVE TO LEAD  
23 POISONING, BY AN INSPECTOR ACCREDITED PURSUANT TO THE PROVISIONS OF  
24 SECTION THIRTEEN HUNDRED SEVENTY-FIVE OF THIS TITLE, AT THE EXPENSE OF  
25 THE OWNER OF THE AFFECTED PROPERTY, WHENEVER THE DEPUTY COMMISSIONER OR  
26 THE DEPUTY COMMISSIONER'S DESIGNEE FOR THE JURISDICTION IN WHICH SUCH  
27 PROPERTY IS LOCATED IS NOTIFIED THAT A PERSON AT RISK WHO RESIDES IN THE  
28 AFFECTED PROPERTY OR SPENDS MORE THAN FIFTEEN HOURS PER WEEK IN THE  
29 AFFECTED PROPERTY HAS AN ELEVATED BLOOD LEAD LEVEL. AN INSPECTION UNDER  
30 THIS SUBDIVISION SHALL BE COMPLETED WITHIN FIFTEEN DAYS AFTER NOTIFICA-  
31 tion OF THE DEPUTY COMMISSIONER OR THE DEPUTY COMMISSIONER'S DESIGNEE  
32 FOR THE JURISDICTION IN WHICH SUCH PROPERTY IS LOCATED. IN THE EVENT  
33 SUCH INSPECTION RESULTS IN A FINDING OF CONDITIONS CONDUCIVE TO LEAD  
34 POISONING, A REPORT OF SUCH FINDING SHALL BE PROMPTLY TRANSMITTED BY THE  
35 DEPUTY COMMISSIONER, OR THE DEPUTY COMMISSIONER'S DESIGNEE FOR THE  
36 JURISDICTION IN WHICH THE SUBJECT PROPERTY IS LOCATED, TO THE APPROPRI-  
37 ate LOCAL SOCIAL SERVICES DEPARTMENT PURSUANT TO SECTION ONE HUNDRED  
38 FORTY-THREE-B OF THE SOCIAL SERVICES LAW.

39 5. AN OWNER OF AN AFFECTED PROPERTY AT ANY TIME AFTER THE EFFECTIVE  
40 DATE OF THIS SECTION, MAY REQUEST VOLUNTARILY THAT THE DEPUTY COMMIS-  
41 sioner, OR THE DEPUTY COMMISSIONER'S DESIGNEE FOR THE JURISDICTION IN  
42 WHICH SUCH PROPERTY IS LOCATED, CONDUCT AN INSPECTION BY AN INSPECTOR  
43 ACCREDITED PURSUANT TO THE PROVISIONS OF SECTION THIRTEEN HUNDRED SEVEN-  
44 ty-FIVE OF THIS TITLE, OF AN AFFECTED PROPERTY, AT THE EXPENSE OF THE  
45 OWNER, TO DETERMINE WHETHER IT COMPLIES WITH THE REQUIREMENTS FOR LEAD-  
46 free PROPERTY, LEAD-CONTAINED PROPERTY STATUS, OR LEAD-STABILIZED PROP-  
47 erty STATUS. SUCH INSPECTION SHALL BE COMPLETED WITHIN THIRTY DAYS AFTER  
48 THE OWNER'S REQUEST.

49 6. THE DEPUTY COMMISSIONER SHALL ESTABLISH A PRIMARY PREVENTION  
50 INSPECTION PROGRAM IN AREAS OF HIGH RISK TO IDENTIFY AND TARGET AFFECTED  
51 PROPERTIES WHERE THERE ARE PERSONS WHO MAY BE EXPOSED TO LEAD-BASED  
52 PAINT HAZARDS IN ORDER THAT INSPECTIONS MAY BE CONDUCTED WITHOUT THE  
53 RECEIPT OF A COMPLAINT OR OTHER SUCH EVENT TRIGGERING AN INSPECTION, AND  
54 REQUIRE FOR EACH SUCH AREA OF HIGH RISK THAT THE COUNTY COMMISSIONER OF  
55 HEALTH OR HIS OR HER OTHER LOCAL DESIGNEE, AND SUCH LOCAL MUNICIPAL  
56 BUILDING OR PROPERTY MAINTENANCE CODE ENFORCEMENT OFFICIALS HAVING

JURISDICTION OVER SUCH AREA AS THE DEPUTY COMMISSIONER SHALL DESIGNATE, PREPARE AND IMPLEMENT A STRATEGY TO:

(A) ASSURE THAT A SUFFICIENT NUMBER OF QUALIFIED INSPECTION PERSONNEL ARE AVAILABLE;

(B) IDENTIFY THE AFFECTED PROPERTIES WITH PERSONS AT RISK IN THAT MUNICIPALITY, CENSUS TRACT OR CENSUS BLOCK GROUP THAT ARE MOST LIKELY TO CONTAIN CONDITIONS CONDUCIVE TO LEAD POISONING;

(C) REQUIRE, AT THE OWNER'S EXPENSE, THE INSPECTION OF AFFECTED PROPERTIES FOR CONDITIONS CONDUCIVE TO LEAD POISONING; AND

(D) REQUIRE THAT SUCH INSPECTED PROPERTIES ATTAIN LEAD-FREE, LEAD-CONTAINED, OR LEAD-STABILIZED STATUS, AND ELIMINATION OF ALL CONDITIONS CONDUCIVE TO LEAD POISONING IN SUCH PROPERTIES, USING LEAD SAFE WORK PRACTICES IN ACCORDANCE WITH THE PROVISIONS OF THIS TITLE.

IN PREPARING THIS PRIMARY PREVENTION INSPECTION STRATEGY, THE RESPONSIBLE OFFICIALS SHALL, AMONG OTHER FACTORS, CONSIDER REPORTS OF PERSONS AT RISK WITH ELEVATED BLOOD LEAD LEVELS IN OTHER UNITS IN A BUILDING; THE AGE AND MAINTENANCE HISTORY OF A BUILDING; AND ANY AVAILABLE DATA ON THE PRESENCE OF YOUNG CHILDREN FROM BIRTH CERTIFICATES ISSUED BY THE DEPARTMENT.

7. AN INSPECTOR SHALL SUBMIT A VERIFIED REPORT OF THE RESULT OF THE INSPECTION CONDUCTED PURSUANT TO SUBDIVISION TWO, THREE, FOUR, FIVE OR SIX OF THIS SECTION TO THE DEPUTY COMMISSIONER OR THE DEPUTY COMMISSIONER'S DESIGNEE FOR THE JURISDICTION IN WHICH SUCH PROPERTY IS LOCATED, THE OWNER, AND THE TENANT, IF ANY, OF THE AFFECTED PROPERTY. SUCH REPORT SHALL BE COMPLETED SUBJECT TO PENALTIES FOR PERJURY AND INCLUDE THE INSPECTOR'S STATE REGISTRATION NUMBER AND DATE OF CERTIFICATION TO PERFORM SUCH INSPECTIONS. IN THE EVENT SUCH INSPECTION RESULTS IN A FINDING OF LEAD-BASED PAINT HAZARDS OR CONDITIONS CONDUCIVE TO LEAD POISONING, A REPORT OF SUCH FINDINGS SHALL BE PROMPTLY TRANSMITTED BY THE DEPUTY COMMISSIONER OR THE DEPUTY COMMISSIONER'S DESIGNEE FOR THE JURISDICTION IN WHICH SUCH PROPERTY IS LOCATED AND TO THE APPROPRIATE LOCAL SOCIAL SERVICES DEPARTMENT PURSUANT TO SECTION ONE HUNDRED FORTY-THREE-B OF THE SOCIAL SERVICES LAW.

8. UNLESS AN AFFECTED PROPERTY HAS BEEN CERTIFIED AS "LEAD-FREE PROPERTY STATUS" AS PROVIDED IN SUBDIVISION TWO OF SECTION THIRTEEN HUNDRED SEVENTY OF THIS TITLE, ANY WRITTEN OR PRINTED LEASE FOR THE LEASE OR RENTING OF AN AFFECTED PROPERTY FOR A TERM BEGINNING AT A DATE MORE THAN ONE YEAR FOLLOWING THE EFFECTIVE DATE OF THIS TITLE SHALL INCLUDE THE FOLLOWING PROVISIONS, IN BOTH ENGLISH AND SPANISH, IN PROMINENTLY DISPLAYED AND EASILY READABLE TYPE OR PRINTING:

"THIS PROPERTY, CONSTRUCTED BEFORE JANUARY 1, 1970, MAY CONTAIN LEAD-BASED PAINT. LEAD-BASED PAINT, IF IT IS NOT PROPERLY REMOVED OR MAINTAINED, MAY CAUSE BRAIN DAMAGE OR OTHER SERIOUS HEALTH IMPACTS IN CHILDREN LESS THAN SEVEN YEARS OF AGE AND FETAL INJURY IN PREGNANT WOMEN. NEW YORK STATE LAW REQUIRES THE LANDLORD TO COMPLY WITH MAINTENANCE STANDARDS TO AVOID LEAD-BASED PAINT HAZARDS. THIS PROPERTY (OWNER OR AGENT TO CHECK APPROPRIATE BOX):

HAS BEEN INSPECTED BY AN INDEPENDENT INSPECTOR CERTIFIED UNDER NEW YORK STATE LAW WITHIN THE PAST SIXTY DAYS AND FOUND NOT TO CONTAIN LEAD-BASED PAINT HAZARDS.

HAS BEEN INVESTIGATED BY THE OWNER, MANAGER, OR HIS/HER AGENT WITHIN THE PAST THIRTY DAYS AND OBSERVABLE LEAD-BASED PAINT HAZARDS HAVE BEEN STABILIZED.

HAS NOT BEEN INSPECTED FOR LEAD-BASED PAINT HAZARDS. THIS PROPERTY MAY CONTAIN LEAD-BASED PAINT HAZARDS DANGEROUS TO A CHILD LESS THAN SEVEN YEARS OF AGE."

1 9. AT THE TIME OF THE LEASE OR RENTING OF AN AFFECTED PROPERTY WITHOUT  
2 A WRITTEN OR PRINTED LEASE AT A DATE MORE THAN ONE YEAR FOLLOWING THE  
3 EFFECTIVE DATE OF THIS SECTION, THE FRONT ENTRANCEWAY OR DOOR OF THE  
4 AFFECTED PROPERTY SHALL BE POSTED WITH A SIGN CONTAINING THE LANGUAGE  
5 QUOTED IN SUBDIVISION EIGHT OF THIS SECTION, IN BOTH ENGLISH AND SPAN-  
6 ISH, AND IN PROMINENTLY DISPLAYED AND EASILY READABLE TYPE OR PRINTING.

7 S 1378. ENFORCEMENT. 1. WHENEVER THE DEPUTY COMMISSIONER OR DEPUTY  
8 COMMISSIONER'S DESIGNEE FINDS AN AFFECTED PROPERTY TO NOT BE IN COMPLI-  
9 ANCE WITH THE APPLICABLE REQUIREMENTS FOR EITHER LEAD-FREE, OR LEAD-CON-  
10 TAINED, OR LEAD-STABILIZED PROPERTY STATUS, THE DEPUTY COMMISSIONER OR  
11 DEPUTY COMMISSIONER'S DESIGNEE SHALL GIVE WRITTEN NOTICE AND DEMAND,  
12 SERVED AS PROVIDED HEREIN, FOR THE DISCONTINUANCE OF ANY CONDITION FAIL-  
13 ING TO COMPLY WITH EITHER THE LEAD-FREE, LEAD-CONTAINED, OR LEAD-STABI-  
14 LIZED STANDARDS IN AN AFFECTED PROPERTY WITHIN A SPECIFIED PERIOD OF  
15 TIME NOT TO EXCEED THIRTY DAYS. THE DEPUTY COMMISSIONER OR DEPUTY  
16 COMMISSIONER'S DESIGNEE SHALL ALSO IMMEDIATELY NOTIFY THE APPROPRIATE  
17 LOCAL SOCIAL SERVICES DEPARTMENT OF THE ISSUANCE OF SUCH WRITTEN NOTICE  
18 AND DEMAND PURSUANT TO SECTION ONE HUNDRED FORTY-THREE-B OF THE SOCIAL  
19 SERVICES LAW.

20 2. IN THE EVENT OF FAILURE TO COMPLY WITH A NOTICE AND DEMAND, THE  
21 DEPUTY COMMISSIONER OR THE DEPUTY COMMISSIONER'S DESIGNEE SHALL CONDUCT  
22 A FORMAL HEARING UPON DUE NOTICE IN ACCORDANCE WITH THE PROVISIONS OF  
23 THIS SECTION AND ON PROOF OF VIOLATION OF SUCH NOTICE AND DEMAND SHALL  
24 ORDER THE OWNER OF AN AFFECTED PROPERTY TO TAKE SPECIFIED CORRECTIVE  
25 ACTIONS TO HAVE THE AFFECTED PROPERTY SATISFY THE REQUIREMENTS, AT A  
26 MINIMUM, OF LEAD-CONTAINED OR LEAD-STABILIZED PROPERTY AND MAY ASSESS A  
27 PENALTY NOT TO EXCEED TWO THOUSAND FIVE HUNDRED DOLLARS FOR EACH  
28 AFFECTED PROPERTY. IN THE EVENT THAT SUCH FAILURE TO COMPLY CONCERNS A  
29 NOTICE AND DEMAND ISSUED IN RESPONSE TO AN ENVIRONMENTAL ASSESSMENT  
30 UNDERTAKEN PURSUANT TO SUBDIVISION THREE OF SECTION THIRTEEN HUNDRED  
31 SEVENTY-SEVEN OF THIS TITLE, THE DEPUTY COMMISSIONER OR THE DEPUTY  
32 COMMISSIONER'S DESIGNEE, SHALL CAUSE THE CONDITION TO BE REMEDIATED  
33 WITHIN THE NEXT THIRTY DAYS, AND MAY PLACE A LIEN ON SUCH PROPERTY AND  
34 COMMENCE SUCH LEGAL ACTIONS AS ARE NECESSARY TO RECOVER FROM THE OWNER  
35 OF SUCH PROPERTY THE DEPUTY COMMISSIONER'S EXPENDITURES IN CONNECTION  
36 THEREWITH, INCLUDING LEGAL FEES.

37 3. A NOTICE REQUIRED BY THIS SECTION MAY BE SERVED UPON AN OWNER OR  
38 OCCUPANT OF THE DWELLING OR AGENT OF THE OWNER IN THE SAME MANNER AS A  
39 SUMMONS IN A CIVIL ACTION OR BY REGISTERED OR CERTIFIED MAIL TO HIS OR  
40 HER LAST KNOWN ADDRESS OR PLACE OF RESIDENCE.

41 4. THE DEPUTY COMMISSIONER'S DESIGNEE HAVING JURISDICTION, COUNTY AND  
42 CITY COMMISSIONERS OF HEALTH, AND LOCAL HOUSING CODE ENFORCEMENT AGEN-  
43 CIES DESIGNATED BY THE DEPUTY COMMISSIONER'S DESIGNEE HAVING JURISDIC-  
44 TION OR COUNTY OR CITY COMMISSIONER OF HEALTH SHALL HAVE THE SAME  
45 AUTHORITY, POWERS AND DUTIES WITHIN THEIR RESPECTIVE JURISDICTIONS AS  
46 HAS THE DEPUTY COMMISSIONER UNDER THE PROVISIONS OF THIS TITLE.

47 5. THE DEPUTY COMMISSIONER OR DEPUTY COMMISSIONER'S REPRESENTATIVE AND  
48 AN OFFICIAL OR AGENCY SPECIFIED IN SUBDIVISION ONE OF THIS SECTION MAY  
49 REQUEST AND SHALL RECEIVE FROM ALL PUBLIC OFFICERS, DEPARTMENTS AND  
50 AGENCIES OF THE STATE AND ITS POLITICAL SUBDIVISIONS SUCH COOPERATION  
51 AND ASSISTANCE AS MAY BE NECESSARY OR PROPER IN THE ENFORCEMENT OF THE  
52 PROVISIONS OF THIS TITLE.

53 6. ANY VIOLATION OF THE REQUIREMENTS OF SECTION THIRTEEN HUNDRED  
54 SEVENTY-SIX OF THIS TITLE SHALL ALSO CONSTITUTE A VIOLATION OF ANY  
55 MUNICIPAL OR OTHER LOCAL HOUSING CODE AND SHALL SUBJECT THE OWNER OF AN  
56 AFFECTED PROPERTY TO ALL ORDERS, CRIMINAL PENALTIES, AND OTHER CIVIL

FORFEITURES OR PENALTIES THAT ARE POSSIBLE UNDER SUCH MUNICIPAL OR LOCAL HOUSING CODE, AND SHALL ALSO CONSTITUTE A RENT IMPAIRING VIOLATION WITHIN THE MEANING OF SECTION THREE HUNDRED TWO-A OF THE MULTIPLE DWELLING LAW AND SECTION THREE HUNDRED FIVE-A OF THE MULTIPLE RESIDENCE LAW.

7. NOTHING CONTAINED IN THIS TITLE SHALL BE CONSTRUED TO ALTER OR ABRIDGE ANY DUTIES AND POWERS NOW OR HEREAFTER EXISTING IN THE DEPUTY COMMISSIONER, COUNTY BOARDS OF HEALTH, CITY AND COUNTY COMMISSIONERS OF HEALTH, THE NEW YORK CITY DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT AND THE DEPARTMENT OF HEALTH, LOCAL BOARDS OF HEALTH OR OTHER PUBLIC AGENCIES OR PUBLIC OFFICIALS, OR ANY PRIVATE PARTY, INCLUDING THE POWER TO IMPOSE MORE STRINGENT MEASURES TO PROTECT PUBLIC HEALTH.

8. THE OFFICE OF THE ATTORNEY GENERAL AND ALL LOCAL AUTHORITIES RESPONSIBLE FOR THE ENFORCEMENT OF STATE, MUNICIPAL, AND OTHER LOCAL HOUSING CODES ARE HEREBY EMPOWERED TO AND SHALL VIGOROUSLY ENFORCE CIVIL REMEDIES AND/OR CRIMINAL PENALTIES PROVIDED FOR BY LAW ARISING OUT OF THE FAILURE TO COMPLY WITH THE REQUIREMENTS OF SECTIONS THIRTEEN HUNDRED SEVENTY-FIVE, THIRTEEN HUNDRED SEVENTY-SIX, OR THIRTEEN HUNDRED SEVENTY-EIGHT OF THIS TITLE AND MAY SEEK INJUNCTIVE RELIEF WHERE APPROPRIATE.

9. (A) ANY ADMINISTRATIVE PROCEEDING OR CIVIL OR CRIMINAL ACTION BY STATE OR LOCAL OFFICIALS TO ENFORCE THE PROVISIONS OF THIS SECTION SHALL BE REPORTED TO THE DEPUTY COMMISSIONER.

(B) THE DEPUTY COMMISSIONER SHALL ISSUE AN ANNUAL REPORT OUTLINING SPECIFICALLY THE ENFORCEMENT ACTIONS BROUGHT PURSUANT TO THIS SECTION, THE IDENTITY OF THE OWNERS OF THE AFFECTED PROPERTIES, THE AUTHORITY BRINGING THE ENFORCEMENT ACTION, THE NATURE OF THE ACTION, AND DESCRIBING THE CRIMINAL PENALTIES AND/OR CIVIL RELIEF.

10. THE REMOVAL OF A TENANT FROM OR THE SURRENDER BY THE TENANT OF A DWELLING WITH RESPECT TO WHICH THE DEPUTY COMMISSIONER OR HIS OR HER REPRESENTATIVE, PURSUANT TO SUBDIVISION ONE OF THIS SECTION, HAS GIVEN WRITTEN NOTICE AND DEMAND FOR THE DISCONTINUANCE OF A CONDITION CONDUCTIVE TO LEAD POISONING SHALL NOT ABSOLVE, RELIEVE OR DISCHARGE ANY PERSONS CHARGEABLE THEREWITH FROM THE OBLIGATION AND RESPONSIBILITY TO DISCONTINUE SUCH CONDITION CONDUCTIVE TO LEAD POISONING IN ACCORDANCE WITH THE METHOD OF DISCONTINUANCE PRESCRIBED THEREFOR IN SUCH NOTICE AND DEMAND.

S 1379. INJUNCTIVE RELIEF. 1. IF AN OWNER OF AN AFFECTED PROPERTY FAILS TO COMPLY WITH THE REQUIREMENTS OF SECTION THIRTEEN HUNDRED SEVENTY-SIX OF THIS TITLE, A PERSON AT RISK OR THE PARENT OR LEGAL GUARDIAN OF A PERSON AT RISK OR OTHER INTERESTED PERSONS MAY SEEK INJUNCTIVE RELIEF FROM A COURT OF COMPETENT JURISDICTION AGAINST THE OWNER OF THE AFFECTED PROPERTY IN THE FORM OF A COURT ORDER TO COMPEL COMPLIANCE.

2. A COURT SHALL NOT GRANT THE INJUNCTIVE RELIEF REQUESTED PURSUANT TO SUBDIVISION ONE OF THIS SECTION, UNLESS, AT LEAST THIRTY DAYS PRIOR TO THE FILING REQUESTING THE INJUNCTION, THE OWNER OF THE AFFECTED PROPERTY HAS RECEIVED WRITTEN NOTICE OF THE VIOLATION OF STANDARDS CONTAINED IN SECTION THIRTEEN HUNDRED SEVENTY-SIX OF THIS TITLE AND HAS FAILED TO BRING THE AFFECTED PROPERTY INTO COMPLIANCE WITH THE APPLICABLE STANDARDS. THIS NOTICE TO THE OWNER OF THE AFFECTED PROPERTY IS SATISFIED WHEN ANY OF THE FOLLOWING HAS OCCURRED:

(A) A PERSON AT RISK, HIS OR HER PARENT OR LEGAL GUARDIAN, OR ATTORNEY, HAS NOTIFIED THE OWNER OF AN AFFECTED PROPERTY THAT THE PROPERTY FAILS TO MEET THE REQUIREMENTS FOR EITHER LEAD-CONTAINED PROPERTY STATUS OR LEAD-STABILIZED PROPERTY STATUS;

(B) THE DEPUTY COMMISSIONER, THE COMMISSIONER OF HOUSING AND COMMUNITY RENEWAL, OR THE DESIGNEE OF EITHER OF THESE SUCH OFFICIALS, A MUNICIPAL OR OTHER LOCAL AUTHORITY WITH RESPONSIBILITY FOR ENFORCING ANY LOCAL

1 HOUSING CODE OR CODES, OR A LOCAL OR MUNICIPAL DEPARTMENT OF HEALTH HAS  
2 NOTIFIED THE OWNER OF THE AFFECTED PROPERTY OF VIOLATIONS OF THE  
3 PROVISIONS OF THIS TITLE OCCURRING WITHIN AN AFFECTED PROPERTY OR OF THE  
4 FAILURE TO REGISTER AND FILE REPORTS AS REQUIRED BY THIS TITLE; OR

5 (C) A CRIMINAL OR CIVIL ACTION PURSUANT TO THIS TITLE HAS BEEN BROUGHT  
6 BY EITHER STATE OR LOCAL ENFORCEMENT OFFICIALS TO ENFORCE THIS TITLE.

7 3. THE NOTICE REQUIREMENT OF SUBDIVISION TWO OF THIS SECTION SHALL NOT  
8 APPLY WITH RESPECT TO APPLICATIONS FOR PRELIMINARY INJUNCTIVE RELIEF.

9 4. A PERSON WHO PREVAILS IN AN ACTION TO ENFORCE THE PROVISIONS OF  
10 THIS TITLE IS ENTITLED TO AN AWARD OF THE COSTS OF THE LITIGATION AND TO  
11 AN AWARD OF REASONABLE ATTORNEYS' FEES IN AN AMOUNT TO BE FIXED BY THE  
12 COURT.

13 5. CASES BROUGHT BEFORE THE COURT UNDER THIS SECTION SHALL BE GRANTED  
14 AN ACCELERATED HEARING.

15 6. THE LEGAL REMEDIES CREATED UNDER THIS SECTION SHALL BE IN ADDITION  
16 TO ANY OTHER COMMON LAW OR STATUTORY REMEDIES, WHICH MAY BE PURSUED IN  
17 THE SAME OR SEPARATE ACTION OR PROCEEDING.

18 S 1379-A. RETALIATORY EVICTIONS PROHIBITED. 1. AN OWNER OF AN  
19 AFFECTED PROPERTY MAY NOT EVICT OR TAKE ANY OTHER RETALIATORY ACTION  
20 AGAINST A PERSON AT RISK OR HIS OR HER PARENT OR LEGAL GUARDIAN IN  
21 RESPONSE TO THE ACTIONS OF THE PERSON AT RISK, HIS OR HER PARENT OR  
22 LEGAL GUARDIAN IN:

23 (A) PROVIDING INFORMATION TO THE OWNER OF THE AFFECTED PROPERTY, THE  
24 DEPUTY COMMISSIONER, THE COMMISSIONER OF HOUSING AND COMMUNITY RENEWAL,  
25 OR THE DESIGNEE OF EITHER OF THESE OFFICIALS, A LOCAL OR MUNICIPAL  
26 DEPARTMENT OF HEALTH, OR A MUNICIPAL OR OTHER LOCAL AUTHORITY WITH  
27 RESPONSIBILITY FOR ENFORCING ANY LOCAL HOUSING CODE OR CODES CONCERNING  
28 LEAD-BASED PAINT HAZARDS WITHIN AN AFFECTED PROPERTY OR ELEVATED BLOOD  
29 LEAD LEVELS OF A PERSON AT RISK; OR

30 (B) ENFORCING ANY OF HIS OR HER RIGHTS UNDER THIS TITLE.

31 2. FOR PURPOSES OF THIS SECTION, A RETALIATORY ACTION INCLUDES ANY OF  
32 THE FOLLOWING ACTIONS IN WHICH THE ACTIVITIES PROTECTED UNDER SUBDIVI-  
33 SION ONE OF THIS SECTION ARE A MATERIAL FACTOR IN MOTIVATING SAID  
34 ACTION:

35 (A) A REFUSAL TO RENEW A LEASE;

36 (B) TERMINATION OF A TENANCY;

37 (C) AN ARBITRARY RENT INCREASE OR DECREASE IN SERVICES TO WHICH THE  
38 PERSON AT RISK OR HIS OR HER PARENT OR LEGAL GUARDIAN IS ENTITLED; OR

39 (D) ANY FORM OF CONSTRUCTIVE EVICTION.

40 3. A PERSON AT RISK OR HIS OR HER PARENT OR LEGAL GUARDIAN SUBJECT TO  
41 AN EVICTION OR RETALIATORY ACTION UNDER THIS SECTION IS ENTITLED TO THE  
42 RELIEF AS MAY BE PROVIDED BY STATUTE AND/OR ANY FURTHER RELIEF DEEMED  
43 JUST AND EQUITABLE BY THE COURT, AND IS ELIGIBLE FOR REASONABLE ATTOR-  
44 NEYS' FEES AND COSTS.

45 S 8. The real property law is amended by adding two new sections 236-a  
46 and 242-a to read as follows:

47 S 236-A. DISCRIMINATION AGAINST PERSONS AND FAMILIES RECEIVING PUBLIC  
48 ASSISTANCE OR GOVERNMENTAL HOUSING SUBSIDIES PROHIBITED. 1. ANY PERSON,  
49 FIRM OR CORPORATION OWNING OR HAVING IN CHARGE ANY APARTMENT HOUSE,  
50 TENEMENT HOUSE OR OTHER BUILDING OR MANUFACTURED HOME PARK USED FOR  
51 DWELLING PURPOSES WHO SHALL REFUSE TO RENT ANY OR PART OF ANY SUCH  
52 BUILDING OR MANUFACTURED HOME PARK TO ANY PERSON OR FAMILY, OR WHO  
53 DISCRIMINATES IN THE TERMS, CONDITIONS, OR PRIVILEGES OF ANY SUCH  
54 RENTAL, ON THE GROUND THAT SUCH PERSON OR FAMILY RECEIVES PUBLIC ASSIST-  
55 ANCE OR ANY OTHER GOVERNMENT SUBSIDY FOR PAYMENT OF RENT SHALL BE GUILTY  
56 OF A MISDEMEANOR AND ON CONVICTION THEREOF SHALL BE PUNISHED BY A FINE

1 OF NOT LESS THAN FIVE HUNDRED NOR MORE THAN ONE THOUSAND DOLLARS FOR  
2 EACH OFFENSE.

3 2. (A) WHERE DISCRIMINATORY CONDUCT PROHIBITED BY THIS SECTION HAS  
4 OCCURRED, AN AGGRIEVED INDIVIDUAL SHALL HAVE A CAUSE OF ACTION IN ANY  
5 COURT OF COMPETENT JURISDICTION FOR DAMAGES, DECLARATORY AND INJUNCTIVE  
6 RELIEF.

7 (B) IN ALL ACTIONS BROUGHT UNDER THIS SECTION, THE COURT SHALL ALLOW  
8 THE PREVAILING PLAINTIFF REASONABLE ATTORNEY'S FEES AND, UPON A FINDING  
9 THAT DEFENDANT'S DISCRIMINATORY CONDUCT WAS WILLFUL, AN ADDITIONAL  
10 AMOUNT AS LIQUIDATED DAMAGES EQUAL TO TWO THOUSAND FIVE HUNDRED DOLLARS  
11 SHALL BE AWARDED.

12 S 242-A. INSPECTION OF RESIDENTIAL REAL PROPERTY FOR LEAD-BASED PAINT  
13 PRIOR TO TRANSFER. 1. (A) EFFECTIVE JANUARY FIRST, TWO THOUSAND ELEVEN,  
14 THE TRANSFEROR OR GRANTOR OF ANY RESIDENTIAL REAL PROPERTY ERECTED PRIOR  
15 TO THE YEAR NINETEEN HUNDRED SEVENTY, OR IN CITIES WITH A POPULATION OF  
16 ONE MILLION OR MORE A DWELLING ERECTED PRIOR TO THE YEAR NINETEEN  
17 HUNDRED SIXTY, SHALL PROVIDE TO THE TRANSFEREE OR GRANTEE A CERTIFICATE  
18 THAT SUCH PROPERTY HAS BEEN TESTED FOR THE PRESENCE OF LEAD-BASED PAINT,  
19 AS DEFINED IN SUBDIVISION TWENTY-SIX OF SECTION THIRTEEN HUNDRED SEVENTY  
20 OF THE PUBLIC HEALTH LAW, AND A REPORT OF SUCH TEST INDICATING THE  
21 LOCATIONS WHERE LEAD-BASED PAINT HAS BEEN DETECTED, IF ANY. SUCH TESTING  
22 SHALL NOT BE VALID UNLESS PERFORMED BY A PERSON ACCREDITED PURSUANT TO  
23 SECTION THIRTEEN HUNDRED SEVENTY-FIVE OF THE PUBLIC HEALTH LAW. A COPY  
24 OF SUCH CERTIFICATE SHALL BE FILED WITH THE DEPARTMENT OF HEALTH.

25 (B) THE PRESENTATION OF A CERTIFICATE OF SUCH TESTING BY A PRIOR OWNER  
26 OF SAID PROPERTY AND EVIDENCE OF FILING SUCH CERTIFICATE AND REPORT WITH  
27 THE DEPARTMENT OF HEALTH SHALL BE DEEMED TO BE IN COMPLIANCE WITH THE  
28 PROVISIONS OF THIS SUBDIVISION.

29 (C) IN THE EVENT THE TRANSFEROR OR GRANTOR HAS NOT RECEIVED FROM A  
30 PRIOR OWNER A CERTIFICATION AND REPORT OF SUCH TESTS AS SET FORTH IN  
31 THIS SUBDIVISION, THE COSTS OF TESTING FOR LEAD-BASED PAINT AND THE  
32 PREPARATION OF A CERTIFICATE AND REPORT THEREOF AS PROVIDED IN THIS  
33 SUBDIVISION SHALL BE DEDUCTIBLE BY THE TRANSFEROR OR GRANTOR, UP TO THE  
34 AMOUNT OF FIVE HUNDRED DOLLARS, OR IN A BUILDING WITH MORE THAN ONE  
35 DWELLING UNIT UP TO FOUR HUNDRED DOLLARS PER DWELLING UNIT TESTED, FROM  
36 THE TAXES IMPOSED BY SECTIONS FOURTEEN HUNDRED TWO AND FOURTEEN HUNDRED  
37 TWO-A OF THE TAX LAW.

38 2. ANY PROVISION IN A PURCHASE OFFER, CONTRACT OF SALE, LEASE, OFFER  
39 TO LEASE, OR ANY OTHER DOCUMENT RELATED TO THE TRANSFER OF AN INTEREST  
40 IN REAL PROPERTY THAT PURPORTS TO WAIVE ANY RIGHT CREATED UNDER STATE OR  
41 FEDERAL LAW FOR THE PURCHASER, TENANT, OR TRANSFEREE TO CONDUCT A RISK  
42 ASSESSMENT OR INSPECTION OF THE PROPERTY TO DETERMINE THE PRESENCE OF  
43 LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS, OR ANY ORAL AGREEMENT  
44 THAT PURPORTS TO WAIVE SUCH RIGHT, IS NULL AND VOID AS AGAINST PUBLIC  
45 POLICY, NOTWITHSTANDING THAT SUCH WAIVERS MIGHT OTHERWISE BE PERMITTED  
46 BY FEDERAL LAW.

47 S 9. Section 210 of the tax law is amended by adding a new subdivision  
48 41 to read as follows:

49 41. LEAD HAZARD REDUCTION TAX CREDIT. (A) TAX CREDIT FOR ACTIVITIES  
50 RESULTING IN LEAD-FREE OR LEAD-CONTAINED STATUS. A TAXPAYER SHALL BE  
51 ALLOWED A CREDIT AGAINST TAX IMPOSED BY THIS ARTICLE FOR ACTIVITIES  
52 NECESSARY TO BRING ANY AFFECTED PROPERTY INTO LEAD-FREE OR LEAD-CON-  
53 TAINED STATUS WITHIN THE MEANING OF SECTIONS THIRTEEN HUNDRED SEVENTY  
54 AND THIRTEEN HUNDRED SEVENTY-SIX OF THE PUBLIC HEALTH LAW, PROVIDED THAT  
55 THE TAXPAYER COMPLIES WITH THE DOCUMENTATION REQUIREMENTS OF PARAGRAPH  
56 (D) OF THIS SUBDIVISION.

(B) TAX CREDIT FOR MULTIPLE DWELLING UNITS LOCATED WITHIN MUNICIPALITIES OF MORE THAN ONE MILLION INHABITANTS. A TAXPAYER ALSO SHALL BE ELIGIBLE FOR THE TAX CREDIT UNDER PARAGRAPH (A) OF THIS SUBDIVISION IF A DWELLING UNIT THAT SATISFIES ALL THE REQUIREMENTS FOR AN AFFECTED PROPERTY CONTAINED IN SUBDIVISION TWO OF SECTION THIRTEEN HUNDRED SEVENTY OF THE PUBLIC HEALTH LAW BUT SUCH DWELLING UNIT IS LOCATED IN A CITY WITH A POPULATION OF ONE MILLION OR MORE. IN SUCH CASE, THE TAXPAYER MUST COMPLY WITH EQUIVALENT STANDARDS IN LOCAL LAWS CONCERNING LEAD HAZARDS THAT APPLY TO MULTIPLE DWELLINGS.

(C) TAX CREDITS FOR CERTAIN RENOVATIONS AS PART OF ACHIEVING LEAD-STABILIZED STATUS. A TAXPAYER SHALL BE ALLOWED A CREDIT AGAINST TAX IMPOSED BY THIS ARTICLE FOR THE COSTS OF CERTAIN ACTIVITIES NECESSARY TO BRING ANY AFFECTED PROPERTY INTO LEAD-STABILIZED STATUS WITHIN THE MEANING OF SECTION THIRTEEN HUNDRED SEVENTY-SIX OF THE PUBLIC HEALTH LAW, PROVIDED THAT THE EXPECTED USEFUL LIFE OF SUCH RENOVATIONS IS TEN YEARS OR MORE AND THE TAXPAYER COMPLIES WITH THE DOCUMENTATION REQUIREMENTS OF PARAGRAPH (D) OF THIS SUBDIVISION. THE DEPUTY COMMISSIONER OF HEALTH SHALL PROMULGATE REGULATIONS DEFINING THOSE ACTIVITIES NECESSARY TO ACHIEVE LEAD-STABILIZED STATUS WITH AN EXPECTED USEFUL LIFE OF MORE THAN TEN YEARS. TAXPAYERS WHO HAVE COMPLETED RENOVATIONS OF HABITABLE DWELLING UNITS CONTAINED IN MULTIPLE DWELLINGS, AS DEFINED IN SECTION FOUR OF THE MULTIPLE DWELLING LAW IN A CITY OF MORE THAN ONE MILLION POPULATION ALSO SHALL BE ALLOWED A CREDIT UNDER THIS SUBDIVISION PROVIDED THAT THE TAXPAYER COMPLIES WITH SIMILAR STANDARDS IN LOCAL LAWS CONCERNING LEAD HAZARDS THAT APPLY TO MULTIPLE DWELLINGS.

(D) DOCUMENTATION REQUIRED FOR CREDIT ALLOWANCE. NO CREDIT SHALL BE ALLOWED UNDER PARAGRAPH (A), (B), OR (C) OF THIS SUBDIVISION UNLESS THE TAXPAYER PROVIDES DOCUMENTATION TO THE DEPUTY COMMISSIONER OF HEALTH THAT:

(1) THE ACTIVITIES DESCRIBED ABOVE HAVE BEEN PERFORMED BY A CONTRACTOR ACCREDITED PURSUANT TO SECTION THIRTEEN HUNDRED SEVENTY-FIVE OF THE PUBLIC HEALTH LAW;

(2) THE AFFECTED PROPERTY WAS CONSTRUCTED PRIOR TO NINETEEN HUNDRED SEVENTY;

(3) THE TAXPAYER HAS PAID FOR THE ACTIVITIES DESCRIBED ABOVE; AND

(4) INCLUDES A WRITTEN CERTIFICATION OBTAINED BY THE TAXPAYER FROM AN INSPECTOR, ACCREDITED PURSUANT TO SECTION THIRTEEN HUNDRED SEVENTY-FIVE OF THE PUBLIC HEALTH LAW, THAT THE ACTIVITIES DESCRIBED ABOVE HAVE BEEN COMPLETED IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS AND THAT EITHER:

(A) WHERE APPLICABLE, THE AFFECTED PROPERTY OR PROPERTY UNIT CAN NOW BE CERTIFIED AS EITHER LEAD-FREE OR LEAD-CONTAINED UNDER SECTION THIRTEEN HUNDRED SEVENTY-SIX OF THE PUBLIC HEALTH LAW; OR

(B) WHERE APPLICABLE, THE AFFECTED PROPERTY HAS UNDERGONE RENOVATIONS THAT SATISFY THE REQUIREMENTS ESTABLISHED BY REGULATION BY THE DEPUTY COMMISSIONER OF HEALTH AS ACTIVITIES NECESSARY TO ACHIEVE LEAD-STABILIZED STATUS WITH AN EXPECTED USEFUL LIFE OF MORE THAN TEN YEARS.

(E) AMOUNT OF CREDIT. THE TAX CREDIT SHALL BE EQUAL TO THE AMOUNT ACTUALLY PAID FOR THE ACTIVITIES DESCRIBED IN THIS SUBDIVISION UP TO A MAXIMUM OF THREE THOUSAND DOLLARS PER AFFECTED PROPERTY FOR A CREDIT ALLOWED UNDER EITHER PARAGRAPH (A) OR (B) OF THIS SUBDIVISION OR A MAXIMUM OF ONE THOUSAND FIVE HUNDRED DOLLARS FOR A CREDIT ALLOWED UNDER PARAGRAPH (C) OF THIS SUBDIVISION.

(F) CARRY-OVER OF CREDIT. ANY AMOUNT OF TAX CREDIT NOT USED IN THE TAXABLE YEAR OF CERTIFICATION MAY BE CARRIED FORWARD AND APPLIED TO THE CORPORATION'S TAX LIABILITY FOR ANY ONE OR MORE OF THE SUCCEEDING FIVE



1 TAXABLE YEARS. THE CREDIT MAY NOT BE APPLIED UNTIL ALL OTHER CREDITS  
2 AVAILABLE TO THE TAXPAYER FOR THAT TAXABLE YEAR HAVE BEEN APPLIED.

3 S 10. Section 606 of the tax law is amended by adding a new subsection  
4 (qq) to read as follows:

5 (QQ) LEAD-HAZARD REDUCTION IN HOUSING TAX CREDIT. (1) ALLOWANCE OF  
6 CREDIT FOR ACTIVITIES RESULTING IN LEAD-FREE OR LEAD-CONTAINED STATUS. A  
7 TAXPAYER SHALL BE ALLOWED A CREDIT AS PROVIDED IN THIS SUBSECTION FOR  
8 ACTIVITIES NECESSARY TO BRING ANY AFFECTED PROPERTY INTO LEAD-FREE OR  
9 LEAD-CONTAINED STATUS WITHIN THE MEANING OF SECTIONS THIRTEEN HUNDRED  
10 SEVENTY AND THIRTEEN HUNDRED SEVENTY-SIX OF THE PUBLIC HEALTH LAW,  
11 PROVIDED THAT THE TAXPAYER COMPLIES WITH THE DOCUMENTATION REQUIREMENTS  
12 OF PARAGRAPH FOUR OF THIS SUBSECTION.

13 (2) TAX CREDIT FOR MULTIPLE DWELLING UNITS LOCATED WITHIN MUNICI-  
14 PALITIES OF MORE THAN ONE MILLION INHABITANTS. A TAXPAYER ALSO SHALL BE  
15 ELIGIBLE FOR THE TAX CREDIT UNDER PARAGRAPH ONE OF THIS SUBSECTION IF A  
16 DWELLING UNIT THAT SATISFIES ALL THE REQUIREMENTS FOR AN AFFECTED PROP-  
17 erty CONTAINED IN SUBDIVISION TWO OF SECTION THIRTEEN HUNDRED SEVENTY OF  
18 THE PUBLIC HEALTH LAW BUT SUCH DWELLING UNIT IS LOCATED IN A CITY WITH A  
19 POPULATION OF ONE MILLION OR MORE. IN SUCH CASE, THE TAXPAYER MUST  
20 COMPLY WITH EQUIVALENT STANDARDS IN LOCAL LAWS CONCERNING LEAD HAZARDS  
21 THAT APPLY TO MULTIPLE DWELLINGS.

22 (3) TAX CREDITS FOR CERTAIN RENOVATIONS AS PART OF ACHIEVING LEAD-STA-  
23 BILIZED STATUS. A TAXPAYER SHALL BE ALLOWED A CREDIT AGAINST TAX IMPOSED  
24 BY THIS ARTICLE FOR THE COSTS OF CERTAIN ACTIVITIES NECESSARY TO BRING  
25 ANY AFFECTED PROPERTY INTO LEAD-STABILIZED STATUS WITHIN THE MEANING OF  
26 SECTION THIRTEEN HUNDRED SEVENTY-SIX OF THE PUBLIC HEALTH LAW, PROVIDED  
27 THAT THE EXPECTED USEFUL LIFE OF SUCH RENOVATIONS IS TEN YEARS OR MORE  
28 AND THE TAXPAYER COMPLIES WITH THE DOCUMENTATION REQUIREMENTS OF PARA-  
29 GRAPH FOUR OF THIS SUBSECTION. THE DEPUTY COMMISSIONER OF HEALTH SHALL  
30 PROMULGATE REGULATIONS DEFINING THOSE ACTIVITIES NECESSARY TO ACHIEVE  
31 LEAD-STABILIZED STATUS WITH AN EXPECTED USEFUL LIFE OF MORE THAN TEN  
32 YEARS. TAXPAYERS WHO HAVE COMPLETED RENOVATIONS OF HABITABLE DWELLING  
33 UNITS CONTAINED IN MULTIPLE DWELLINGS, AS DEFINED IN SECTION FOUR OF THE  
34 MULTIPLE DWELLING LAW IN A CITY OF MORE THAN ONE MILLION POPULATION ALSO  
35 SHALL BE ALLOWED A CREDIT UNDER THIS PARAGRAPH PROVIDED THAT THE TAXPAY-  
36 ER COMPLIES WITH SIMILAR STANDARDS IN LOCAL LAWS CONCERNING LEAD HAZARDS  
37 THAT APPLY TO MULTIPLE DWELLINGS.

38 (4) DOCUMENTATION REQUIRED FOR CREDIT ALLOWANCE. NO CREDIT SHALL BE  
39 ALLOWED UNDER PARAGRAPH ONE, TWO OR THREE OF THIS SUBSECTION UNLESS THE  
40 TAXPAYER PROVIDES DOCUMENTATION TO THE DEPUTY COMMISSIONER OF HEALTH  
41 THAT:

42 (A) THE ACTIVITIES DESCRIBED ABOVE HAVE BEEN PERFORMED BY A CONTRACTOR  
43 ACCREDITED PURSUANT TO SECTION THIRTEEN HUNDRED SEVENTY-FIVE OF THE  
44 PUBLIC HEALTH LAW;

45 (B) THE AFFECTED PROPERTY WAS CONSTRUCTED PRIOR TO NINETEEN HUNDRED  
46 SEVENTY;

47 (C) THE TAXPAYER HAS PAID FOR THE ACTIVITIES DESCRIBED ABOVE; AND

48 (D) INCLUDES A WRITTEN CERTIFICATION OBTAINED BY THE TAXPAYER FROM AN  
49 INSPECTOR, ACCREDITED PURSUANT TO SECTION THIRTEEN HUNDRED SEVENTY-FIVE  
50 OF THE PUBLIC HEALTH LAW, THAT THE ACTIVITIES DESCRIBED ABOVE HAVE BEEN  
51 COMPLETED IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS AND THAT  
52 EITHER:

53 (I) WHERE APPLICABLE, THE AFFECTED PROPERTY CAN NOW BE CERTIFIED AS  
54 EITHER LEAD-FREE OR LEAD-CONTAINED UNDER SECTION THIRTEEN HUNDRED SEVEN-  
55 TY-SIX OF THE PUBLIC HEALTH LAW; OR

1 (II) WHERE APPLICABLE, THE AFFECTED PROPERTY HAS UNDERGONE RENOVATIONS  
2 THAT SATISFY THE REQUIREMENTS ESTABLISHED BY REGULATION BY THE DEPUTY  
3 COMMISSIONER OF HEALTH AS ACTIVITIES NECESSARY TO ACHIEVE LEAD-STABI-  
4 LIZED STATUS WITH AN EXPECTED USEFUL LIFE OF MORE THAN TEN YEARS.

5 (5) THE TAX CREDIT PURSUANT TO THIS SUBSECTION SHALL BE AVAILABLE TO  
6 SOMEONE WHO OWNS AND OCCUPIES HIS OR HER OWN DWELLING UNIT IN THE SAME  
7 MANNER AND TO THE SAME EXTENT AS IT IS AVAILABLE TO THE OWNER OF AN  
8 AFFECTED PROPERTY WHO LEASES THE PREMISES.

9 (6) AMOUNT OF CREDIT. THE TAX CREDIT SHALL BE EQUAL TO THE AMOUNT  
10 ACTUALLY PAID FOR THE ACTIVITIES DESCRIBED IN THIS SUBSECTION UP TO A  
11 MAXIMUM OF THREE THOUSAND DOLLARS PER AFFECTED PROPERTY FOR A CREDIT  
12 ALLOWED UNDER EITHER PARAGRAPH ONE OR TWO OF THIS SUBSECTION OR A MAXI-  
13 MUM OF ONE THOUSAND FIVE HUNDRED DOLLARS FOR A CREDIT ALLOWED UNDER  
14 PARAGRAPH THREE OF THIS SUBSECTION.

15 (7) APPLICATION OF CREDIT. ANY AMOUNT OF TAX CREDIT NOT USED IN THE  
16 TAXABLE YEAR OF CERTIFICATION MAY BE CARRIED FORWARD AND APPLIED TO THE  
17 INDIVIDUAL'S TAX LIABILITY FOR ANY ONE OR MORE OF THE SUCCEEDING FIVE  
18 TAXABLE YEARS. THE CREDIT MAY NOT BE APPLIED UNTIL ALL OTHER CREDITS  
19 AVAILABLE TO THE TAXPAYER FOR THAT TAXABLE YEAR HAVE BEEN APPLIED.

20 S 11. The state finance law is amended by adding a new section 99-r to  
21 read as follows:

22 S 99-R. RESIDENTIAL PROPERTY LEAD-BASED PAINT HAZARD ABATEMENT REVOLV-  
23 ING LOAN FUND. 1. THERE IS CREATED, AS A SEPARATE FUND WITHIN THE  
24 GENERAL FUND, A FUND TO BE KNOWN AS THE RESIDENTIAL PROPERTY LEAD-BASED  
25 PAINT HAZARD ABATEMENT REVOLVING LOAN FUND. SUCH FUND SHALL CONSIST OF  
26 PROCEEDS RECEIVED FROM THE SALE OF BONDS PURSUANT TO SUBDIVISION TWO OF  
27 THIS SECTION, AND ANY SUMS THAT THE STATE MAY FROM TIME TO TIME DEEM  
28 APPROPRIATE, AS WELL AS DONATIONS, GIFTS, BEQUESTS, OR OTHERWISE FROM  
29 ANY PUBLIC OR PRIVATE SOURCE, WHICH MONEY IS INTENDED TO ASSIST OWNERS  
30 OF RESIDENTIAL PROPERTIES IN MEETING THE STANDARDS FOR EITHER LEAD-FREE  
31 OR LEAD-CONTAINED CERTIFICATION PURSUANT TO SECTION THIRTEEN HUNDRED  
32 SEVENTY-SIX OF THE PUBLIC HEALTH LAW, OR, FOR MULTIPLE DWELLINGS IN  
33 CITIES OF ONE MILLION POPULATION OR MORE, COMPLIANCE WITH LOCAL LAWS  
34 CONCERNING THE CONTROL OF LEAD-BASED PAINT HAZARDS IN SUCH MULTIPLE  
35 DWELLINGS.

36 2. THE STATE SHALL ISSUE BONDS IN AN AMOUNT SPECIFIED FOR THE PURPOSE  
37 OF FUNDING THE RESIDENTIAL PROPERTY LEAD ABATEMENT REVOLVING LOAN FUND.

38 (A) ANY BONDS ISSUED OR TO BE ISSUED PURSUANT TO THIS SUBDIVISION  
39 SHALL BE SUBJECT TO ALL THE REQUIREMENTS AND CONDITIONS ESTABLISHED BY  
40 THE STATE FOR THE SALE OF BONDS.

41 (B) THE INTEREST RATE AND OTHER TERMS UPON WHICH BONDS ARE ISSUED  
42 PURSUANT TO THIS SUBDIVISION SHALL NOT CREATE A PROSPECTIVE OBLIGATION  
43 OF THE STATE OF NEW YORK IN EXCESS OF THE AMOUNT OF REVENUES THAT CAN  
44 REASONABLY BE EXPECTED FROM THE LOAN REPAYMENTS, INTEREST ON SUCH LOANS,  
45 AND FEES THAT THE STATE OF NEW YORK CAN REASONABLY EXPECT TO CHARGE  
46 UNDER THE PROVISIONS OF TITLE TEN OF ARTICLE THIRTEEN OF THE PUBLIC  
47 HEALTH LAW.

48 (C) ALL MONEY RECEIVED FROM THE SALE OF BONDS SHALL BE DEPOSITED INTO  
49 THE RESIDENTIAL PROPERTY LEAD ABATEMENT REVOLVING LOAN FUND.

50 3. THE COMPTROLLER SHALL CONTRACT FOR THE ADMINISTRATION AND DISBURSE-  
51 MENT OF FUNDING. THE DEPUTY COMMISSIONER OF HEALTH SHALL ADOPT RULES AND  
52 REGULATIONS WHICH PROVIDE FOR THE ORDERLY AND EQUITABLE DISBURSEMENT AND  
53 REPAYMENT OF FUNDS.

54 4. FUNDS PLACED IN THE RESIDENTIAL PROPERTY LEAD-BASED PAINT HAZARD  
55 ABATEMENT REVOLVING LOAN FUND SHALL BE MADE AVAILABLE, AT THE DISCRETION  
56 OF THE DEPUTY COMMISSIONER OF HEALTH, TO THE OWNERS OF AFFECTED PROPER-

1 TIES INCLUDING THOSE LOCATED WITHIN MUNICIPALITIES OF MORE THAN ONE  
2 MILLION INHABITANTS, AND TO NON-PROFIT ORGANIZATIONS FOR THE PURPOSE OF  
3 BRINGING AFFECTED PROPERTIES INTO COMPLIANCE WITH THE STANDARDS FOR  
4 LEAD-FREE, LEAD-CONTAINED, OR LEAD-STABILIZED PROPERTY STATUS AS SPECI-  
5 FIED BY SECTION THIRTEEN HUNDRED SEVENTY-SIX OF THE PUBLIC HEALTH LAW,  
6 OR, FOR MULTIPLE DWELLINGS IN CITIES WITH A POPULATION OF ONE MILLION OR  
7 MORE, COMPLIANCE WITH LOCAL LAWS CONCERNING THE CONTROL OF LEAD-BASED  
8 PAINT HAZARDS IN SUCH MULTIPLE DWELLINGS. AN OWNER OF A PRE-NINETEEN  
9 HUNDRED SEVENTY PROPERTY WHO OWNS AND OCCUPIES THE DWELLING UNIT SHALL  
10 BE ELIGIBLE FOR LOANS UNDER THIS SECTION IN THE SAME MANNER, AND TO THE  
11 SAME EXTENT, AS AN OWNER OF AN AFFECTED PROPERTY.

12 5. LOANS MADE AVAILABLE UNDER THE PROVISIONS OF THIS SECTION MAY BE  
13 MADE DIRECTLY, OR IN COOPERATION WITH OTHER PUBLIC AND PRIVATE LENDERS,  
14 OR ANY AGENCY, DEPARTMENT, OR BUREAU OF THE FEDERAL GOVERNMENT OR THE  
15 STATE.

16 6. THE PROCEEDS FROM THE REPAYMENT OF ANY LOANS MADE FOR THAT PURPOSE  
17 SHALL BE DEPOSITED IN AND RETURNED TO THE RESIDENTIAL PROPERTY LEAD  
18 ABATEMENT REVOLVING LOAN FUND TO CONSTITUTE A CONTINUING REVOLVING FUND  
19 FOR THE PURPOSES PROVIDED IN THIS SECTION.

20 7. THE DEPUTY COMMISSIONER OF HOUSING AND COMMUNITY RENEWAL SHALL TAKE  
21 ANY ACTION NECESSARY TO OBTAIN FEDERAL ASSISTANCE FOR LEAD HAZARD  
22 REDUCTION TO BE USED IN CONJUNCTION WITH THE RESIDENTIAL PROPERTY LEAD  
23 ABATEMENT REVOLVING LOAN FUND.

24 S 12. Paragraph a of subdivision 2 of section 302-a of the multiple  
25 dwelling law, as added by chapter 911 of the laws of 1965, is amended to  
26 read as follows:

27 a. A "rent impairing" violation within the meaning of this section  
28 shall designate a condition in a multiple dwelling which, in the opinion  
29 of the department, constitutes, or if not promptly corrected, will  
30 constitute, a fire hazard, A LEAD-BASED PAINT HAZARD WITHIN THE MEANING  
31 OF SUBDIVISION TWENTY-SEVEN OF SECTION THIRTEEN HUNDRED SEVENTY OF THE  
32 PUBLIC HEALTH LAW, or a serious threat to the life, health or safety of  
33 occupants thereof.

34 S 13. Paragraph a of subdivision 2 of section 305-a of the multiple  
35 residence law, as added by chapter 291 of the laws of 1966, is amended  
36 to read as follows:

37 a. A "rent impairing" violation within the meaning of this section  
38 shall designate a condition in a multiple dwelling which, in the opinion  
39 of the state building code council, constitutes, or if not promptly  
40 corrected, will constitute, a fire hazard, A LEAD-BASED PAINT HAZARD  
41 WITHIN THE MEANING OF SUBDIVISION TWENTY-SEVEN OF SECTION THIRTEEN  
42 HUNDRED SEVENTY OF THE PUBLIC HEALTH LAW, or a serious threat to the  
43 life, health or safety of occupants thereof.

44 S 14. The social services law is amended by adding a new section 131-y  
45 to read as follows:

46 S 131-Y. SUPPLEMENTAL SHELTER ALLOWANCE. EVERY PUBLIC WELFARE OFFICIAL  
47 SHALL PAY, IN ADDITION TO THE SHELTER ALLOWANCE COMPONENTS ESTABLISHED  
48 BY THE DEPARTMENT PURSUANT TO SECTION ONE HUNDRED THIRTY-ONE-A OF THIS  
49 TITLE, A SUPPLEMENTAL SHELTER ALLOWANCE FOR UNITS FOR WHICH THE OWNER  
50 HAS SUBMITTED DOCUMENTATION CERTIFYING THAT THE DWELLING UNIT IS IN  
51 COMPLIANCE WITH SUBDIVISION SEVEN OF SECTION ONE HUNDRED FORTY-THREE-B  
52 OF THIS TITLE. THIS MONTHLY LEAD-SAFE HOUSING SUPPLEMENT SHALL BE IN THE  
53 AMOUNT OF FIFTY DOLLARS FOR EFFICIENCY OR ONE-BEDROOM UNITS; ONE HUNDRED  
54 DOLLARS FOR TWO-BEDROOM UNITS; ONE HUNDRED FIFTY DOLLARS FOR THREE-BED-  
55 ROOM UNITS; AND TWO HUNDRED DOLLARS FOR UNITS WITH FOUR OR MORE  
56 BEDROOMS; OR SUCH HIGHER AMOUNTS AS THE DEPARTMENT MAY ESTABLISH BY

REGULATION AS APPROPRIATE TO INDUCE LANDLORDS IN HIGH RISK LEAD-PAINT POISONING AREAS TO VOLUNTARILY REMOVE LEAD-PAINT HAZARDS FROM THEIR UNITS USING LEAD SAFE WORK PRACTICES. THIS SUPPLEMENTAL SHELTER ALLOWANCE FOR LEAD-SAFE HOUSING SHALL BE PAID FOR A PERIOD OF TWELVE MONTHS FOLLOWING THE SUBMISSION OF THE MOST RECENT CERTIFICATION OF COMPLIANCE AND SHALL BE RENEWED FOR SUBSEQUENT TWELVE MONTH PERIODS UPON THE SUBMISSION OF FURTHER CERTIFICATIONS OF COMPLIANCE BASED UPON MORE RECENT INSPECTIONS.

S 15. Subdivision 2 of section 143-b of the social services law, as added by chapter 997 of the laws of 1962, is amended and a new subdivision 7 is added to read as follows:

2. Every public welfare official shall have power to and [may] SHALL withhold the payment of any such rent in any case where he has knowledge that there exists or there is outstanding any violation of law in respect to the building containing the housing accommodations occupied by the person entitled to such assistance which is dangerous, hazardous or detrimental to life or health. A report of each such violation shall be made to the appropriate public welfare department by the appropriate department or agency having jurisdiction over violations.

7. NO STATE OR LOCAL AGENCY SHALL ARRANGE TO PLACE A FAMILY CONSISTING OF A PERSON OR PERSONS UNDER SEVEN YEARS OF AGE OR A KNOWN PREGNANT WOMAN IN ANY DWELLING UNIT CONSTRUCTED PRIOR TO NINETEEN HUNDRED SEVENTY, OR, IN CITIES WITH A POPULATION OF ONE MILLION OR MORE, ANY DWELLING UNIT CONSTRUCTED PRIOR TO NINETEEN HUNDRED SIXTY, FOR WHICH RENT IS PAID IN ANY PART WITH STATE FUNDS UNLESS SUCH DWELLING UNIT HAS BEEN FIRST INSPECTED BY A PERSON ACCREDITED PURSUANT TO SECTION THIRTEEN HUNDRED SEVENTY-FIVE OF THE PUBLIC HEALTH LAW, AND DETERMINED TO BE FREE OF LEAD-BASED HAZARDS, AS DEFINED BY SUBDIVISION TWENTY-SEVEN OF SECTION THIRTEEN HUNDRED SEVENTY OF THE PUBLIC HEALTH LAW, AND UNLESS SUCH AGENCY HAS FIRST OBTAINED APPROPRIATE DOCUMENTATION ACCEPTABLE TO THE COMMISSIONER THAT SUCH DWELLING UNIT IS IN COMPLIANCE WITH THE REQUIREMENTS OF SECTION THIRTEEN HUNDRED SEVENTY-SIX OF THE PUBLIC HEALTH LAW, OR, FOR MULTIPLE DWELLINGS IN CITIES WITH A POPULATION OF ONE MILLION OR MORE, IN COMPLIANCE WITH LOCAL LAWS CONCERNING THE CONTROL OF LEAD-BASED PAINT HAZARDS IN SUCH MULTIPLE DWELLINGS. A WRITTEN REPORT SHALL BE PREPARED OF ANY INSPECTION PERFORMED PURSUANT TO THIS SUBDIVISION AND SHALL BE PROVIDED TO THE FAMILY.

S 16. Section 390-a of the social services law is amended by adding a new subdivision 5 to read as follows:

5. NO LICENSE OR REGISTRATION SHALL BE ISSUED TO A CHILD DAY CARE CENTER, A FAMILY DAY CARE HOME, OR A GROUP FAMILY DAY CARE HOME AND NO SUCH REGISTRATION SHALL BE RENEWED UNTIL IT CAN BE DEMONSTRATED THAT THOSE PORTIONS OF THE FACILITY IN WHICH SUCH CHILD DAY CARE CENTER, FAMILY DAY CARE HOME, OR GROUP FAMILY DAY CARE HOME IS LOCATED AND THOSE PORTIONS OF SUCH FACILITY THAT ARE READILY ACCESSIBLE TO CHILDREN IN SUCH CHILD DAY CARE CENTER, FAMILY DAY CARE HOME, OR GROUP FAMILY DAY CARE HOME, MEET THE STANDARDS FOR LEAD-FREE PROPERTY STATUS, LEAD-CONTAINED PROPERTY STATUS, OR LEAD-STABILIZED PROPERTY STATUS SET FORTH IN SECTION THIRTEEN HUNDRED SEVENTY-SIX OF THE PUBLIC HEALTH LAW, OR, FOR MULTIPLE DWELLINGS IN CITIES WITH A POPULATION OF ONE MILLION OR MORE, WITH ALL LOCAL LAWS CONCERNING THE CONTROL OF LEAD-BASED PAINT HAZARDS THAT APPLY TO MULTIPLE DWELLING UNITS WHERE CHILDREN RESIDE.

S 17. The insurance law is amended by adding a new section 3453 to read as follows:

S 3453. INSURANCE COVERAGE FOR LEAD POISONING. (A) FOR THE PURPOSE OF THIS SECTION, THE TERM "AFFECTED PROPERTY" SHALL MEAN A ROOM OR GROUP OF

ROOMS WITHIN A PROPERTY CONSTRUCTED BEFORE NINETEEN HUNDRED SEVENTY, OR CONSTRUCTED BEFORE NINETEEN HUNDRED SIXTY IN CITIES WITH A POPULATION OF ONE MILLION OR MORE, THAT FORM A SINGLE INDEPENDENT HABITABLE DWELLING UNIT FOR OCCUPATION BY ONE OR MORE INDIVIDUALS THAT HAS LIVING FACILITIES WITH PERMANENT PROVISIONS FOR LIVING, SLEEPING, EATING, COOKING, AND SANITATION. "AFFECTED PROPERTY" SHALL NOT INCLUDE:

(1) AN AREA NOT USED FOR LIVING, SLEEPING, EATING, COOKING, OR SANITATION, SUCH AS AN UNFINISHED BASEMENT, THAT IS NOT READILY ACCESSIBLE TO CHILDREN UNDER SEVEN YEARS OF AGE;

(2) A UNIT WITHIN A HOTEL, MOTEL, OR SIMILAR SEASONAL OR TRANSIENT FACILITY UNLESS SUCH UNIT IS OCCUPIED BY ONE OR MORE PERSONS AT RISK FOR A PERIOD EXCEEDING THIRTY DAYS;

(3) AN AREA WHICH IS SECURED AND INACCESSIBLE TO OCCUPANTS;

(4) HOUSING FOR THE ELDERLY, OR A RESIDENTIAL PROPERTY DESIGNATED EXCLUSIVELY FOR PERSONS WITH DISABILITIES; EXCEPT THIS EXEMPTION SHALL NOT APPLY IF A PERSON AT RISK RESIDES OR IS EXPECTED TO RESIDE IN THE DWELLING UNIT OR VISITS THE DWELLING UNIT ON A REGULAR BASIS; OR

(5) AN UNOCCUPIED DWELLING UNIT OR RESIDENTIAL PROPERTY THAT IS TO BE DEMOLISHED, PROVIDED THE DWELLING UNIT OR PROPERTY WILL REMAIN UNOCCUPIED UNTIL DEMOLITION.

FOR THE PURPOSE OF THIS SECTION, THE TERM "AFFECTED PROPERTY" SHALL NOT MEAN ANY PROPERTY OWNED OR OPERATED BY A UNIT OF FEDERAL, STATE, OR LOCAL GOVERNMENT, OR ANY PUBLIC, QUASI-PUBLIC, OR MUNICIPAL CORPORATION, BUT DOES INCLUDE PRIVATELY-OWNED PROPERTIES THAT RECEIVE GOVERNMENTAL RENTAL ASSISTANCE.

(B) AFTER FOURTEEN MONTHS FOLLOWING THE EFFECTIVE DATE OF THIS SECTION, NO INSURER LICENSED OR PERMITTED BY THE DEPARTMENT TO PROVIDE LIABILITY COVERAGE TO RENTAL PROPERTY OWNERS SHALL EXCLUDE, EXCEPT AS OTHERWISE PROVIDED BY THIS SECTION, AN AFFECTED PROPERTY COVERED UNDER A POLICY COVERAGE FOR LOSSES OR DAMAGES CAUSED BY EXPOSURE TO LEAD-BASED PAINT. THE DEPARTMENT SHALL NOT PERMIT, AUTHORIZE OR APPROVE ANY EXCLUSION FOR INJURY OR DAMAGE RESULTING FROM EXPOSURE TO LEAD-BASED PAINT, EXCEPT AS SPECIFICALLY PROVIDED FOR IN LAW, THAT WAS NOT IN EFFECT AS OF THE EFFECTIVE DATE OF THIS SECTION, AND ALL PREVIOUSLY APPROVED EXCLUSIONS SHALL TERMINATE ON OR BEFORE FOURTEEN MONTHS FOLLOWING THE EFFECTIVE DATE OF THIS SECTION.

(C) ALL INSURERS ISSUING LIABILITY INSURANCE POLICIES, INCLUDING COMMERCIAL LINES INSURANCE POLICIES, PERSONAL LINES INSURANCE POLICIES, AND/OR ANY OTHER POLICIES, COVERING AFFECTED PROPERTIES SHALL OFFER COVERAGE FOR BODILY INJURY CAUSED BY EXPOSURE TO LEAD-BASED PAINT.

(D) RATES FOR THE COVERAGE SPECIFIED IN SUBSECTION (C) OF THIS SECTION SHALL BE APPROVED BY THE SUPERINTENDENT USING THE FOLLOWING STANDARDS:

(1) SUCH RATES MUST NOT BE EXCESSIVE, INADEQUATE, OR UNFAIRLY DISCRIMINATORY; AND

(2) IN ESTABLISHING SUCH RATES, CONSIDERATION WILL BE GIVEN TO:

(A) PAST AND PROSPECTIVE LOSS EXPERIENCE;

(B) A REASONABLE MARGIN FOR PROFITS AND CONTINGENCIES;

(C) PAST AND PROSPECTIVE EXPENSES;

(D) SUCH OTHER DATA AS THE DEPARTMENT MAY DEEM NECESSARY;

(E) THE PAST HISTORY OF THE OWNER WITH REGARD TO LEAD POISONING OR ANY OTHER LIABILITY OR VIOLATIONS OF ORDINANCES OR STATUTES RELATING TO THE AFFECTED PROPERTY OR SIMILAR PROPERTIES REASONABLY BELIEVED BY THE INSURER TO BE RELEVANT; AND

(F) COMPLIANCE WITH THE REQUIREMENTS OF EITHER SECTION THIRTEEN HUNDRED SEVENTY-SIX OF THE PUBLIC HEALTH LAW OR, FOR MULTIPLE DWELLINGS IN CITIES WITH A POPULATION OF ONE MILLION OR MORE, WITH ALL LOCAL LAWS

1 CONCERNING THE CONTROL OF LEAD-BASED PAINT HAZARDS IN SUCH MULTIPLE  
2 DWELLINGS.

3 (E) THE DEPARTMENT SHALL DETERMINE WITHIN TWO YEARS FOLLOWING THE  
4 EFFECTIVE DATE OF THIS SECTION THE AVAILABILITY IN THE STATE OF LIABIL-  
5 ITY PERSONAL INJURY/BODILY INJURY COVERAGE DESCRIBED IN SUBSECTION (B)  
6 OF THIS SECTION, AND MAY IF SUCH COVERAGE IS NOT GENERALLY AVAILABLE,  
7 ESTABLISH A MARKET ASSISTANCE PLAN OR TAKE OTHER MEASURES TO ASSURE THE  
8 AVAILABILITY OF SUCH COVERAGE THAT OFFERS A LIABILITY LIMIT WHICH IS AT  
9 LEAST THREE HUNDRED THOUSAND DOLLARS OR SHALL REQUIRE THAT SUCH COVERAGE  
10 BE MADE AVAILABLE THROUGH A JOINT UNDERWRITING PLAN.

11 (F) AN OWNER MAY NOT ASSIGN LIABILITY NOR REQUIRE A TENANT TO LIMIT OR  
12 WAIVE LIABILITY AND ANY SUCH LIMIT OR WAIVER SHALL BE VOID AS CONTRARY  
13 TO THE PUBLIC POLICY OF NEW YORK STATE.

14 (G) THE SUPERINTENDENT SHALL, WITHIN TWELVE MONTHS AFTER THE EFFECTIVE  
15 DATE OF THIS SECTION:

16 (1) ADOPT RULES FOR AND ISSUE AN ADVISORY BULLETIN TO ALL STATE  
17 LICENSED, ADMITTED INSURERS PROVIDING LIABILITY COVERAGE FOR PROPERTY  
18 OWNERS REGARDING THEIR RESPONSIBILITIES UNDER THIS SECTION; AND

19 (2) ADOPT RULES FOR AND ISSUE AN ADVISORY BULLETIN TO ALL STATE  
20 LICENSED INSURANCE AGENTS AND BROKERS OUTLINING THE PROVISIONS OF THIS  
21 SECTION AND THE NEW REQUIREMENTS FOR STATE LICENSED, ADMITTED INSURERS.

22 S 18. This act shall take effect immediately.