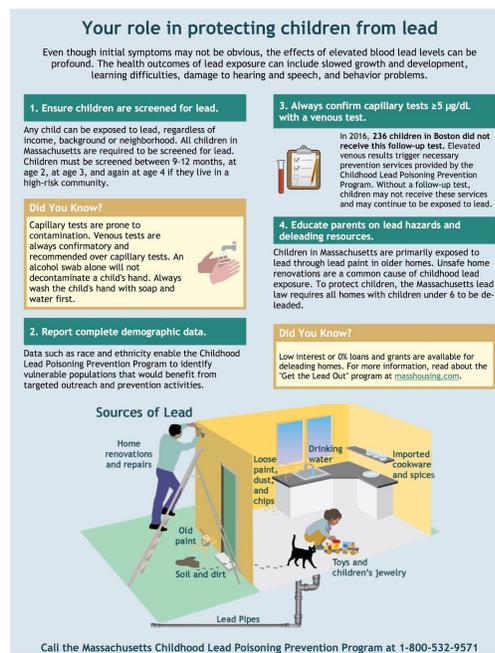
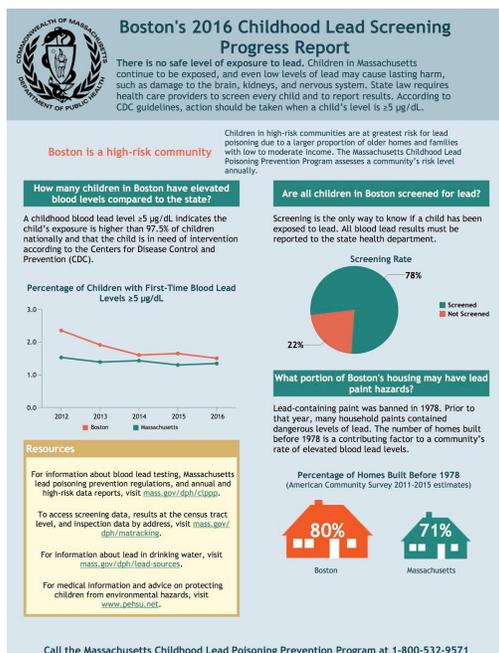


BPHC — Communicating Lead Poisoning Prevention

Online Resources

Online resources are an increasingly potent way of communicating public health information.

1. Provide link to **Lead Safe Homes Database** where individuals can check the status of their residence and/or unit. A set of instructions can help guide users navigate through the database. It will be important to note that a Letter of Full Deleading Compliance does not mean the residence currently meets state standards as paint may have since peeled, cracked, or have been worn down with chips and dust from the old lead paint spread onto floors and windowsills throughout the residence.¹
2. Expand testing/screening information “Where to Get Test for Lead Exposure” to include current **Massachusetts Lead Law**: Massachusetts Lead Law requires that all children be tested for lead between the ages of 9 and 12 months, and again at ages 2 and 3. All children should be screened at age 4 if they live in a high risk community in Massachusetts. Boston is classified as a high-risk community, and in 2016, 22% of children in Boston were not screened for lead.²
3. Provide link to “**Boston's 2016 Childhood Lead Screening Progress Report**”



¹ Commonwealth of Massachusetts Executive Office of Health and Human Services (EOHHS) <https://eohhs.ehs.state.ma.us/leadsafehomes/default.aspx>

² Massachusetts Department of Public Health Bureau of Environmental Health - <http://www.mass.gov/eohhs/docs/dph/environmental/lead/lead-data-brief-june-2016.pdf>

4. Links to “Landlord Rights and Responsibilities” and “Tenants Rights and Responsibilities” are broken. The Massachusetts Department of Public Health Bureau of Environmental Health has “new, easy-to-read” **brochures for renters, property owners, and real estate agents** that can be posted as downloadable PDFs.

LEAD POISONING

Information for Property Owners

Lead poisons children. Most children get lead poisoning from lead dust and lead paint in old homes. As a property owner, you must protect children from lead poisoning.

The Massachusetts Lead Law

The Lead Law says owners must remove or cover lead paint hazards in homes built before 1978 if a child under 6 lives there. Lead paint hazards include loose paint and lead paint on windows or other places that children can reach.

The only way to know if you have lead in your home is to have it tested by a licensed inspector. Go to www.mass.gov/dph/clppp to find a licensed lead inspector near you.

If there is lead in your home, you must remove or cover it. There are different ways to do this. Call CLPPP to learn more. <http://tinyurl.com/maleadinfo>

Who can remove or cover the lead?
Removing or covering lead is called *deleading*. Some work must be done by a licensed deleador. But you can do most deleading work yourself if you get trained and authorized. You may need to help tenants find a place to stay (if your expense) until the work is done. To learn more, call CLPPP and ask for a copy of the Deleading Book.



What about money?

There is money to help property owners pay for deleading. Encourage property owners to call the Get the Lead Out program at 1-617-854-1000.

Owners may be eligible for a state income tax credit of up to \$1,500 if they delead their home. <http://tinyurl.com/maleadfinancehelp>



Call for free: 1-800-532-9571
Assistance available in other languages.

**Before You Rent or Sell
What You Need to Know**

Tenant Notification and Certification
When you rent a home built before 1978, you must give tenants these papers before they sign a rental agreement, even if they do not have children:

- A copy of the most recent lead inspection report, if it exists
- A copy of any Letter of Compliance or Letter of Interim Control, if it exists
- Any information about lead in the home.

Property Transfer Lead Paint Notification

When a buyer is about to purchase a home built before 1978, you must give them:

- Property Transfer Lead Paint Notification form
- A signed Property Transfer Lead Paint Certification form
- Any information about lead in the home
- A copy of any lead inspection report, Letter of Compliance, or Letter of Interim Control
- A 10 day period to have the home inspected for lead at the buyer's expense before the Purchase and Sale.



All Notification and Certification forms are available at www.mass.gov/dph/clppp

Penalties and Liability

You cannot evict or refuse to rent to someone because of lead paint. This is discrimination. It is illegal. If a child is poisoned by lead, you are responsible. Complying with the Lead Law is the best protection you have from liability. If you do not comply with the law, you could face civil and criminal penalties.

Childhood Lead Poisoning Prevention Program (CLPPP)

Call: 1-800-532-9571 or 1-617-624-6757
TTY: 1-617-624-6286

Email: clppp@state.ma.us
On the web: www.mass.gov/dph/clppp

Massachusetts Department of Public Health
Bureau of Environmental Health

2016

www.mass.gov/dph/clppp

LEAD POISONING

Information for Real Estate Agents

Lead poisons children. Most children get lead poisoning from lead dust and lead paint in old homes. As a real estate agent, you can help protect children from lead poisoning.

The Massachusetts Lead Law

The Lead Law says an owner must remove or cover lead paint hazards in homes built before 1978 if a child under 6 lives there. Lead paint hazards include loose paint and lead paint on windows and in other places that children can reach.

The only way to know if there is lead in a home is to have it tested by a licensed inspector.

If there is lead in the home, the owner must remove or cover it. There are different ways to do this. Some work can only be done by a licensed deleador. But property owners can do most deleading work themselves if they get trained and authorized. Call CLPPP to learn more.



What about money?

There is money to help property owners pay for deleading. Encourage property owners to call the Get the Lead Out program at 1-617-854-1000.

<http://tinyurl.com/ma-lead-out-tips>

Owners may be eligible for a state income tax credit of up to \$1,500 if they delead their home.

Call for free: 1-800-532-9571

**Tenant and Property Transfer Notification
What You Need to Know**

Real estate agents and owners must comply with these Lead Paint Notification requirements:

Tenant Notification and Certification

You must disclose the presence of known lead paint if you are renting a home built before 1978. You must give the tenant these papers before they sign a rental agreement, even if the tenant does not have children:

- A Tenant Notification and Certification form
- A copy of the most recent lead inspection report, if it exists
- A copy of any Letter of Compliance or Letter of Interim Control, if they exist
- Any information about lead in the home.

Property Transfer Lead Paint Notification

When a buyer is about to purchase a home built before 1978, you must give them the following:

- Property Transfer Lead Paint Notification form
- A signed Property Transfer Certification form
- Any information the owner has regarding lead in the home
- A copy of any inspection report, Letter of Compliance, or Letter of Interim Control
- A 10 day period to have the home inspected for lead at the buyer's expense before the Purchase and Sale.



All Notification and Certification forms are online at www.mass.gov/dph/clppp

Penalties

Real estate agents and sellers who do not comply with the law could face civil and criminal penalties. You could lose your real estate license.

Childhood Lead Poisoning Prevention Program (CLPPP)

Call for free: 1-800-532-9571
On the web: www.mass.gov/dph/clppp

Massachusetts Department of Public Health
Bureau of Environmental Health

2015

LEAD POISONING

**Do You Rent Your Home?
Look Out for Lead!**

Lead dust and lead paint in old homes can poison children. When old paint peels and cracks, it makes lead dust. Lead dust can also come from opening and closing old windows.

Find out if you have lead in your home.

If you rent your home and you have a child under 6, talk to your landlord about lead paint. Ask to see a Letter of Full Deleading Compliance (often called an L.O.C.). An L.O.C. means the home was inspected for lead and that it was safe when the letter was given.

- If your home has an older L.O.C. and peeling paint, it may no longer be safe. You should call CLPPP to find out what you can do.
- If your landlord does not have an L.O.C., ask him to hire a licensed lead inspector to test your home for lead paint. If your landlord refuses, call CLPPP.



Families with children are protected by law. The Lead Law protects children under 6 years old who live in a home built before 1978. If there is lead paint in the home, the landlord must fix it.

Call for free: 1-800-532-9571
Assistance available in other languages.

What if my home has lead paint?

The landlord must fix it. If old lead paint hazards are called *deleading*. There may still be lead paint in homes that have been deleading. Deleading must be done by someone who is trained to do the work safely. Ask to see an authorization number from anyone working with lead paint. Your landlord cannot evict you because there is lead in your home.

- You may have to leave your home during deleading.
- Your landlord must find you a place to stay until the work is done.
- You must pay rent, unless you are staying with family or friends.

Looking for housing?

A landlord cannot refuse to rent to you because of lead paint. This is discrimination. Call CLPPP to learn more about your rights.



Childhood Lead Poisoning Prevention Program (CLPPP)

Call: 1-800-532-9571 or 1-617-624-6757
TTY: 1-617-624-6286

Email: clppp@state.ma.us
On the web: www.mass.gov/dph/clppp

Massachusetts Department of Public Health
Bureau of Environmental Health

2016

5. Sources that separately address different parties (i.e. families and contractors) **direct the user** to the information they need quickly and without frustration, exemplified by the EPA’s lead poisoning prevention front page.³



- [Test your child](#)
- [Check and maintain your home](#)
- [Find a Lead-Safe Certified firm](#)
- [Before you renovate](#)
- [Before you buy or rent a home built before 1978](#)
- [Test your home's drinking water](#)
- [Test for lead in paint, dust or soil](#)



- [EPA Lead Renovation, Repair and Painting \(RRP\) Program](#)
- [Become a Lead-Safe Certified firm or renew your certification](#)
- [Locate an RRP training class or provider](#)
- [Become an accredited training provider](#)

6. Have an all-encompassing “lead poisoning and prevention” fact sheet, with more in depth fact sheets for “lead and water”, “lead in soil”, “lead cleaning instructions”, etc., that are marketed as **printable**, in-home ‘must-haves’ such as the Baltimore City Health Department’s “Cleaning Rules To Help Fight Lead Dust In Your Home.”⁴

Cleaning Rules To Help Fight Lead Dust In Your Home

USE THESE EASY CLEANING TIPS TO MAKE A DIFFERENCE!



EQUIPMENT:

- 2 buckets
 (1) for wash water
 (1) for rinse water
- 1 sponge mop
- Paper towels or sponges
- Rubber gloves
- Detergent

MIXING INSTRUCTIONS:

- Add about 1 handful (1/4 cup) of detergent to one gallon of hot water, solution should feel slimy to the touch
- Mix solution with the mop handle to make detergent dissolve thoroughly
- Wear rubber gloves, some detergents may cause hands to crack
- Damp mop or damp sweep wood floors 2-4 times a week or more often with this solution (make fresh solution each time)
- Change wash/rinse solution from room to room
- Wipe down window wells/sills several times a month using the paper towels or sponges dipped in the warm soapy solution
- If using sponges, do not mix them with your other household sponges
- Recommended detergents: Tide, Spic & Span, any dry, powdered dish washing detergent
- Try Swiffer wet or dry mops or similar products between cleans to control dust hazards



**Do not dump the dirty water from the buckets into the sink --
Dump the dirty water into the toilet!**

³ <https://www.epa.gov/lead>

⁴ <http://health.baltimorecity.gov/sites/default/files/lead-cleaning-instructions.pdf>

Community Outreach

North Dorchester, Roxbury/Mission Hill, and E. Boston contributed >50% of elevated blood lead level cases in children during the last 5 years. Effectively communicating lead poisoning prevention information to individuals within these neighborhoods will have the greatest impact on reducing Boston's status as a high-risk community. Because socio-demographic differences have explanatory power for incidence rates, neighborhoods and areas within neighborhoods with higher rates of poverty and/or minority populations which make up a disproportionate number of children with elevated BLLs can be targeted through:

1. Running bi-annual ads in **newspapers and publications** popular in the neighborhoods with higher rates of poverty and/or minority populations. These papers will likely print them for free.
 1. The Bay State Banner
 2. El Mundo Boston
 3. Sampan
2. Reaching out to **environmental grassroots, community, and religious institutions** and providing them with up-to-date lead prevention materials to be distributed. These institutions also serve to provide residents with access to the internet when and if they lack it.
 1. Ten Point Coalition, a Boston collective of ministers of color
 2. Viet-aid, a Dorchester-based organization focused on building Vietnamese community
 3. Greater Four Corners Action Coalition, a grassroots environmental organization that promotes neighborhood stabilization in the Four Corners area
 4. Chelsea Collaborative, an organization committed to the environmental and economic health of the Latino community in not only Chelsea but of the greater Boston metropolitan area
 5. Alternatives for Community and Environment (ACE), an organization that supports communities of color and low-income communities in MA to eradicate environmental injustice and promote sustainable living
3. Publishing a **“Lead Advocate of the Year”** award that illuminates one community member, one property owner, one real estate agent, and one community institution that furthers lead poisoning prevention awareness. A luncheon could even be hosted in celebration.
4. Posting Informational bulletins in the **community boards of businesses, libraries, social services centers and medical centers** within these communities, particularly in hardware stores where lead-paint focused bulletins.