

FAQs - EPA's New Lead Based Paint Rule

1. **Who can perform repairs when the appraiser noted defective paint in a home built prior to 1978 in view of EPA's new lead based paint Renovation, Repair and Remodeling Rule?**

On April 22, 2010, the EPA changed its requirements regarding renovation, repair and painting for houses built prior to 1978 as follows:

- Homeowners performing renovation, repair or painting work on their own home are exempt from the rule but are encouraged to learn to perform lead-safe work practices.
- Property owners/landlords who renovate, repair, or prepare surfaces for painting in pre-1978 rental housing must be certified and follow lead-safe work practices required by the rule.
- Contractors who perform the repair must be certified and must follow specific work practices to prevent lead contamination.

2. **Who can inspect for completion of repairs when the appraiser noted defective paint in a home built prior to 1978 in view of EPA's new lead based paint Renovation, Repair and Remodeling Rule?**

FHA Roster appraisers and inspectors as well as other independent third parties may perform inspections to verify if painting repairs have been performed as required. These inspections are to determine completion of the repairs, not compliance with the Rule.

3. **What is appropriate documentation to evidence compliance with EPA's new lead based paint rule?**

If the repair has been made by a contractor and/or property owner/landlord if rental housing, the underwriter must be provided with a copy of the EPA or state-lead training certificate in the name of the party who performed the work. If the repair was made by the homeowner on their own home, the homeowner must provide the underwriter a letter stating that the homeowner made the repair and an inspection to verify completion of the repair is required.