

## Requirements when selling Residential Rental Properties *Built before 1978*

### Why the requirements?

Lead paint and dust from lead paint are the major sources of lead exposure in children. In 1978, lead was banned in house paint. Most homes built before that year contain lead. Children and adults can be exposed to lead during renovation projects or whenever lead paint is improperly sanded, scraped or burned.



**built before 1978**

**Lead Hazards in Housing**  
Lead poisoning is a serious but preventable health problem. Lead can cause permanent damage to children including learning disabilities, behavioral problems, decreased intelligence, and other health problems. Adults also suffer adverse health effects from lead, including decreased blood pressure, cardiovascular disease, anemia, impaired renal function, thyroid dysfunction, and cancer.

**Essential Maintenance Practices & the Vermont Lead Law**  
Lead poisoning is a serious but preventable health problem. Lead can cause permanent damage to children including learning disabilities, behavioral problems, decreased intelligence, and other health problems. Adults also suffer adverse health effects from lead, including decreased blood pressure, cardiovascular disease, anemia, impaired renal function, thyroid dysfunction, and cancer.

**Don't Spread Lead**  
A Do-It-Yourself Guide to Lead-Safe Painting, Repair, and Home Improvement

**Protect Your Family From Lead In Your Home**

**Are you working on an older house?**  
If you are working on a house built before 1978, learn how to protect yourself, your family, and your neighbors from lead poisoning.

## Requirements

### Give lead education materials to buyer

#### Give prior to time of sale

- Essential Maintenance Practices & the Vermont Lead Law – *information sheet*

#### Give prior to purchase and sale agreement

- Protect Your Family From Lead in Your Home – *booklet (also required under federal disclosure)*
- Lead Hazards in Housing – *information sheet*

#### Give at time of sale

- Don't Spread Lead – *brochure*

### Verify that

- Essential Maintenance Practices (EMP) have been completed.
- A current EMP Compliance Statement is filed with the Vermont Department of Health.

**Essential Maintenance Practices (EMP) Compliance Statement**  
in accordance with 10 V.S.A. § 1205

An EMP Compliance Statement must be filed every 90 days for most residential rental property. A separate EMP Compliance Statement is required for each building along with the following(s): Please print.

Physical Address of Property: \_\_\_\_\_ Original Date of Construction: \_\_\_\_\_  
Normal or prior to painting: \_\_\_\_\_

I hereby certify that: 1) the following essential maintenance practices were completed on the date given by the EMP certified person or entity specified for the property listed above. 2) all work was performed using lead safe work practices, and 3) that all information provided on this form is true and accurate. I understand that providing false, incomplete or inaccurate information on this form is unlawful and is punishable by civil and criminal penalties pursuant to Vermont law.

Legally print property owner's or manager's name: \_\_\_\_\_ Property Owner's or Manager's Signature: \_\_\_\_\_ Title: \_\_\_\_\_  
Property Owner's or Manager's Address: \_\_\_\_\_ Phone Number: \_\_\_\_\_  
Name of all Other Owners and Property Management Co., LLC: \_\_\_\_\_ Address: \_\_\_\_\_ Phone Number: \_\_\_\_\_

Bill 1. For the Property

State of Vermont  
County of Chittenden, SS

To Be: \_\_\_\_\_ Clerk of Superior Court  
District No. \_\_\_\_\_

**ASSURANCE OF DISCONTINUANCE**

In accordance with 10 V.S.A. § 125, the Commissioner of the Department of Health hereby accepts this assurance that:

1. Assurances

### Disclose if property is currently subject to any

- Assurance of Discontinuance
- Administrative Order
- Court Order

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