



## LEAD INSPECTION APPLICATION

\$50 Fee - Checks must be made payable to Voorhees Township

### Rental Property Information

Property Street Address:	Voorhees, NJ 08043
Property Block #:	Property Lot #:
Property Qualifier (if applicable):	
Property Type:	Single Family Dwelling    Townhouse    Condominium    Duplex    Apartment

### Landlord Information

Name(s) of All Property Owners/Landlords:	
Landlord's Address:	
Landlord's Email:	Landlord's Phone:
Emergency Contact Name:	Contact's Phone:

Pursuant to P.L.2003, c.311 (C.52:27D-437.1 et. seq.), all single-family, two-family, and multi-family rental dwellings are required to undergo routine lead paint inspections until a lead free certification has been provided to the municipality. Inspections are required every 3 years or upon change of tenant, whichever is earlier. The following properties are exempt:

- Dwellings constructed during or after 1978,
- Dwellings that have been certified free of lead-based paint either after an abatement or evaluation confirming no lead-based paint is present,
- Dwellings that have been registered with the DCA for at least 10 years and either have no outstanding lead violations or have an open inspection & no paint violations,
- Dwellings with a valid lead-safe certification (valid for 2 years).

If you believe that your property qualified for an exemption for one of the reasons listed above, you must email verification of the exemption to [rentals@voorheesnj.com](mailto:rentals@voorheesnj.com).

Will someone be present during the inspection?	
If <b>yes</b> , please provide that person's:	If <b>no</b> , the lock box combination is:
Name:	Lock box location:
Phone Number:	

\_\_\_\_\_  
 Signature of Applicant

ZONING OFFICE USE ONLY			
Date Paid:	Amount Paid:	Cash/Check #:	Collected by:
Scheduled for:	Day:	Date:	Time frame: 9am - 1pm



## LEAD BASED PAINT INSPECTION REQUIREMENT

To: Voorhees Township Landlords  
Date: January 26, 2024  
Subject: 2024 Mandatory Lead Inspections for Rental Properties

Pursuant to P.L. 2021, c. 182, all rented residential dwelling units constructed prior to 1978 are required to undergo periodic lead-based paint inspections every 2 or 3 years (depending on type of certification) or upon change of tenant, whichever is sooner, if a Lead-Free Certificate has not been obtained from a certified Lead Evaluation Contractor.

We believe that your rental property is statutorily required to undergo this inspection. In Voorhees, this is a visual inspection of interior and exterior surfaces to identify specific conditions that may be or may become lead-based paint hazards. If you do not obtain certification from a certified Lead Evaluation Contractor, you must have periodic inspections performed by Voorhees Township.

The fee for the required inspection is currently \$50 per inspection, which can be paid by check (made payable to "Voorhees Township") or cash. When submitting the fee, the attached **Lead Inspection Application** form must also be submitted. We strongly encourage all landlords who do not obtain certification from a private contractor to submit their application form and payment by **February 8, 2024** to ensure that your property can be inspected prior to the State's deadline.

If you believe that you are receiving this notification in error because your property is owner occupied, or your property is exempt from the required inspection for any of the reasons listed below, or because you have received a Lead-Safe or Lead-Free Certificate from a certified Lead Evaluation Contractor, you must provide verification via email to [rentals@voorheesnj.com](mailto:rentals@voorheesnj.com) or submit hardcopies to Community Development at 2400 Voorhees Town Center, Voorhees, NJ 08043.

Exempt properties must meet one of the following requirements:

- Dwellings constructed during or after 1978;
- Dwellings that have been certified free of lead-based paint pursuant to N.J.A.C. 5:17;
- Dwellings that have been registered with the DCA for at least 10 years and either have no outstanding lead violations or have an open inspection & no paint violations;
- Dwellings with a valid lead-safe certification (valid for 2 years).

Please note that any non-exempt rental properties that do not obtain the required inspection/certification may be subject to fines and penalties from Voorhees Township as well as the State of New Jersey.