

CHANGES TO PHILADELPHIA LEAD CERTIFICATION LAW

Beginning October 1, 2020, landlords in Philadelphia will be required to test and certify rental properties as lead-safe or lead-free to sign a new or renew a lease with a tenant and also to renew a rental license. This new Lead Certification Law applies to all residential rental properties. The new Lead Certification Law will be phased in by zip code over two years. Below is a chart with all zip codes and effective date.

Region:	1	2	3	4
License	Oct 1, 2020 - April 1, 2021 -	Oct 1, 2021 - April 1, 2022 -	Oct 1, 2021 - April 1, 2022 -	April 1, 2022 -
Renewal Date:	Mar 31, 2021	Sept 30, 2021	Mar 31, 2022	Sept 20, 2022
Zip Codes:	19121	19102	19107	19103
	19131	19104	19118	19106
	19132	19119	19125	19111
	19133	19120	19128	19114
	19138	19122	19129	19115
	19139	19124	19130	19116
	19140	19126	19135	19123
	19141	19127	19145	19136
	19143	19134	19146	19147
	19144	19137	19148	19149
	19151	19142	19153	19150
				19152
				19154

WHAT ARE THE NEW REQUIREMENTS?

Starting October 1, 2020, landlords operating rental properties in eleven zip codes will be required to obtain a lead certificate in order to obtain or renew a rental license. This new requirement applies to all rental properties regardless of children six or under living in the rental property.

WILL ANY RENTAL PROPERTIES BE EXEMPT?

Once a zip code is phased into the law, the new ordinance exempts any property built after February 1978, college/university housing and other educational housing that is exclusively for students where non-family members are not permitted to reside.

CAN I TEST MY OWN RENTAL PROPERTY?

No, A PA certified Risk Assessor or Lead Dust Sampling Technician must do the lead testing.

WHAT DO I DO IF MY RENTAL PROPERTY FAILS THE TEST?

For a Lead-Safe Certificate, the Lead Dust Sampling Technician must ensure visual compliance and then take lead dust samples. If the lead dust samples fail this test, the area must be corrected by a Certified Renovator and re-inspected. On re-inspection the Lead Dust Sampling Technician will ensure all surfaces are intact and re-take dust wipes of the failed areas.

INSTRUCTIONS FOR SUBMITTING LEAD SAFE CERTIFICATES

After your property is found to be lead safe, you are required to provide your tenant with a completed LEAD SAFE CERTIFICATE and supporting documentation.

Upload the certificate and dust wipe results to:

<https://leadcertification.phila.gov/login>

If this is your first time to this site, you will have to register and create a login.

If you do not have access to a computer, please mail a copy of the Lead Safe Certificate and a copy of the dust wipe test results to:

Lead and Healthy Homes Program
Philadelphia Department of Public Health
2100 West Girard Avenue, Building #3
Philadelphia, PA 19130-1400

-or-

Fax 215-685-2978

If you have any questions, please call

Philadelphia Department of Public Health – 215-685-2788 or

Email: leadcert@phila.gov

HOW LONG IS MY LEAD SAFE CERTIFICATION VALID FOR?

The Lead Safe Certification is valid for 4 years from the date of validation. A new certification is required every 4 years or any time a new tenant will be moving into a property.

Please contact us at the link below to begin your Lead Safe Certification with your property.