# APPENDIX B – HOUSING UNIT RESOURCES

## LEAD-BASED PAINT VISUAL ASSESSMENT REQUIREMENTS

To prevent lead‐poisoning in young children, service providers must comply with the Lead‐Based Paint Poisoning Prevention Act of 1973 and its applicable regulations found at 24 CFR 35, Parts A, B, M, and R.

Lead-based paint visual assessments are conducted as part of Housing Quality Standard inspections.

### DISCLOSURE REQUIREMENTS

For ALL properties constructed prior to 1978, landlords must provide tenants with:

* Disclosure form for rental properties disclosing the presence of known and unknown lead‐based paint
* A copy of the “Protect Your Family from Lead in the Home” pamphlet.

Both the disclosure form and pamphlet are available at: <https://www.epa.gov/lead/real-estate-disclosure>. It is recommended that rent assistance providers also share this information with their participants.

### DETERMINING THE AGE OF THE UNIT

Service providers should use formal public records, such as tax assessment records, to establish the age of a unit. These records are typically maintained by the state or county and will include the year built or age of the property. To find online, search for Pierce County with one of the following phrases:

* “property tax records”
* “property tax database”
* “real property sales”

Print the screenshot for the case file. If not available online, the information is public and can be requested from the local authorities.

### CONDUCTING A VISUAL ASSESSMENT

Visual assessments are required when:

* The leased property was constructed before 1978; AND
* A child under the age of six or a pregnant woman will be living in the unit occupied by the household receiving rent assistance.

A visual assessment must be conducted prior to providing rent assistance to the unit and on an annual basis thereafter (as long as assistance is provided). Visual assessments must be conducted by a HUD‐Certified Visual Assessor. To request a lead-based paint visual assessment, utilize the HQS Request form on the Pierce County website (https://www.piercecountywa.gov/FormCenter/Human-Services-18/Request-for-Housing-Quality-Standards-In-674) and specify that only a lead-based paint visual inspection is required.

If a visual assessment reveals a problem(s) with paint surfaces, the County cannot approve the unit for assistance until the deteriorating paint has been repaired. Service providers may wait until the repairs are completed or work with the household to locate a different (lead‐safe) unit.