



# Borough of Netcong

23 MAPLE AVENUE  
NETCONG, NEW JERSEY 07857  
TEL 973-347-0252 FAX 973-347-3020

Dear Netcong Rental Property Owner,

New Jersey State Legislature has decided to implement a lead-based paint remediation program. The program is enforced through P.L. 2021, Ch. 182, and the law requires that all rental properties constructed before 1978 be inspected for hazardous lead paint conditions. The law went into effect on July 22, 2022 and it requires the first inspection be conducted by July 22, 2024 or upon tenant turnover, whichever comes first. According to the Borough of Netcong's records, your rental property or properties have been constructed before 1978 and are therefore subject to this law. If you have had a tenant turnover since July 22, 2022 and have not received a lead-safe or lead-free certification and your property is not exempt from inspection, then you are already in violation of this law. Under P.L. 2021, Ch. 182, any violation can be fined at up to \$1,000 per week of the violation.

The Borough of Netcong is encouraging subject rental property owners to reach out to contractors and get these inspections done as soon as possible. The State of New Jersey has provided a list of approved and certified lead evaluation contractors which is publicly available at <https://netcong.org/lead-based-paint/>.

Recordkeeping for this law is the responsibility of the municipality, and the Borough of Netcong will be incorporating this duty with the rental registration program already in place. You will see a change in the rental registration form that is sent out annually, and you will also see a change in the fee associated with it on lead-based paint inspection years. The State has mandated that for each inspection, the municipality collect \$20 and deposit it into the Lead Hazard Control Fund, which will be added to the rental registration inspection fee when appropriate. In addition to the change in the form and fee, you will also observe a change in the Borough's approach toward rental registration and lead paint inspections. The Borough will begin to be more attentive to these regulations and going forward, delinquent registrations will be met with the appropriate fines and summonses after just one warning. You will be receiving a letter in early January with more information about the Borough's rental registration program.

Please read through the information sheet enclosed with this letter for a more detailed description of the lead-based paint remediation program. For even more information visit <https://www.nj.gov/dca/divisions/codes/resources/leadpaint.html> or <https://netcong.org/lead-based-paint/>.

Thank you in advance for your cooperation in this matter.

Sincerely,

Ralph Blakeslee, RMC, MPA, CMC  
Borough Administrator/Zoning Officer/Affordable Housing Officer