



“Get Ahead of Lead” December 2025 Briefing

Dear Property Owners,

December 01,2025

Furthering our commitment to providing property owners information on their obligations under the law, the Department of Housing Preservation and Development (HPD) will be publishing a series of quarterly bulletins online and via email. Each bulletin will highlight one aspect of the law and is not meant to comprehensively cover all laws and rules that apply. This bulletin will be available in other languages on [HPD’s webpage](#) within the next two weeks, under the heading *Briefings*.

This publication is intended for informational purposes only and is not intended as legal advice. This information is not a complete or final statement of all the duties of owners and tenants regarding laws and rules relating to housing in New York City.

Upcoming Webinars

Registration Link: <https://attendee.gotowebinar.com/register/5487872992379968341>

Date/Time: Thursday December 11th, 11am-12:30pm

Title: Lead-Based Paint Abatement and Stabilization: Required Correction at Turnover and in Child-Under-6 Units

Description: When does New York City require owners to take proactive action to address lead-based paint? What *type* of work is required? And on what timeline? Join us for HPD’s next *Get Ahead of Lead* webinar on the requirements of Local Law 1 of 2004, where we’ll provide answers to these questions. We’ll focus on two key categories of lead-based paint correction — stabilization of paint vs. the elimination of hazards — and how the presence of a child under 6 or the turnover of an apartment trigger these different kinds of work. In the process, we’ll provide an in-depth look at new abatement requirements for units where a child under 6 resides, a complete overview of the City’s Turnover rules, and more. Please register [now](#).

Property owners must complete the following tasks every year:

Penalties may be significant for failure to conduct these activities and maintain these records. The Department of Housing Preservation and Development, the New York City Law Department and other enforcement agencies may seek penalties for violations of these requirements. HPD audited more than 700 buildings for these records in Fiscal Year 2025.

1. **Send out the Annual Notice** to determine if there is a child under six routinely spending 10 or more hours each week in the unit (“residing”) in a dwelling unit. Between January 1 and January 16, owners of multiple dwellings built before 1960 (or between 1960 and 1978 if the owner has knowledge there is lead-based paint) are required to deliver an Annual Notice to each tenant and to collect the completed notice from the tenant by February 15.

- The Annual Notice asks the tenant to disclose if a child under the age of six routinely spends 10 or more hours per week in a dwelling unit, which includes both a child who lives in the apartment and a child who just visits for this period of time.
 - There are two versions of the Annual Notice that owners can use:
 - [Protect Your Child from Lead Poisoning and Window Falls Annual Notice \(Proteja a su Niño del Envenenamiento por Plomo y de las Caídas por las Ventanas Notificación Anual\)](#)
 - [Annual Notice for Prevention of Lead-Based Paint Hazards - Inquiry Regarding Child \(Aviso Anual Para Medidas de Precaución con los Peligros de Plomo en la Pintura-Encuesta Respecto al Niño\)](#)
- The notice must be provided to the tenant in at least English and Spanish and in duplicate (two copies of each) so the tenant can retain a copy and return a copy to the owner. Make sure your tenants know where to return this notice.
- Keep evidence that this notice was delivered and retain the completed notice received back from the tenant. This notice is important because it determines where the owner must do other activities required under Local Law 1, such as the annual investigation and follow safe work practices.
- If the tenant does not return the completed notice by February 15, the owner must conduct follow-up inspections between February 16 and March 1 to determine if a child under six lives or routinely spends more than 10 hours in the dwelling unit. An owner must keep records of the attempts made to contact the tenant to perform the investigation.
- If the owner does not receive the completed notice from the tenant and cannot determine based on these follow-up investigations whether there is a child under six, the owner must also notify DOHMH in writing that no notice has been received back from the tenant (a copy of this notification should also be maintained by the owner). The owner’s notification to DOHMH should be mailed to:

Department of Health and Mental Hygiene — Healthy Homes
125 Worth Street, Sixth Floor, CN58
New York, NY 10013

- HPD has created forms to assist an owner with documenting the notice was sent, received back, or any follow-up inspections done if the notice was not returned by the tenant: see the [Sample Forms for Delivery of Annual Notice Compliance](#).

2. **Conduct the annual investigation**

- Once the owner knows which units have a child under the age of six residing in a unit, the owner must perform a visual investigation to look for potential lead-based paint hazards.

This investigation must be conducted at least annually or more often if the owner knows about a condition that may cause a lead hazard, or if the occupant makes a complaint about such a condition.

- You do not need to hire a professional to conduct your annual visual investigation. However, HPD highly recommends that whoever conducts this investigation take the [online visual assessment training](#) offered by the federal Department of Housing and Urban Development to help the person know what to look for. This investigation is a visual inspection looking for peeling paint, chewable surfaces (such as windowsills), deteriorated subsurfaces, friction surfaces (painted doors or windows) and impact surfaces. It must include every surface in every room in the dwelling unit, including the interiors of closets and cabinets. The person conducting the investigation should keep records about what they saw and HPD has created sample forms to assist with this. See the [Sample Forms for Annual Investigation Compliance](#)
- After the visual inspection is completed, the owner is required to give a copy of the inspection results to the tenant.
- The owner must also do this visual inspection in any building common areas (such as a lobby, hallway, or stairwell) of the building where a child resides.

3. Repair any deteriorated paint promptly using the appropriately certified contractor.

- If there is peeling paint found on a surface where the owner has no documentation of the whether there is lead paint on the surface, the owner must presume that there is lead paint, and hire the appropriately certified contractor to complete the repairs safely and quickly or, (if you believe there is no lead in the paint because the wall is a new wall, for example) to test the peeling paint and keep documented evidence that the surface does not have lead.
- To understand the qualifications that your contractor must have in order to perform the work that is needed, review the [HPD Guide to Local Law 1 of 2004 Work Practices](#) or [Lead-Safe Work Practices: FAQ](#)
- All documents regarding any work done by the appropriate contractors must be maintained.

For more detailed information and sample forms, visit [Lead-Based Paint - HPD](#)

