

“Get Ahead of Lead” May 2026 Bulletin

Dear Property Owners,

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. Visit the [HPD website](#) to read this bulletin and past bulletins in other languages.

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.

Our Website Got a Makeover with You in Mind

The lead-based paint website has been enhanced to provide clearer guidance, improved navigation, and more detailed information to help you understand and meet your legal obligations. The updated webpage now includes dedicated sections covering key compliance areas, including:

- [Lead-based Paint Webpage \(overview of requirements and responsibilities\)](#)
- [Paint Testing Requirement and Exemptions](#)
- [Annual Notice and Investigations](#)
- [Safe Work Practices](#)
- [Lead-based Paint Abatement & Stabilization: Required Correction at Turnover and in Child Under 6 Units](#)
- [Required Audit Compliance and Recordkeeping](#)
- [Lead-based paint Violations – How to Correct and certify Corrections](#)
- [Record Production Order – Dismissal Request](#)

These updates are intended to make it easier for property owners to access accurate, up-to-date information and ensure compliance with applicable lead-based paint laws and regulations. We encourage you to review these pages carefully and incorporate the guidance into your property management practices.

Maintaining compliance is critical to protecting tenant health and avoiding protentional violations and enforcement actions.

If you have additional questions or need further clarification, contact our Lead-based Paint Unit (212-863-5501)

Revocation of Unit Exemptions Granted at 1.0 mg/cm² Standard

On December 1, 2021, the legal standard to define lead-based paint was lowered from 1.0 mg/cm² to 0.5 mg/cm². All exemptions granted at the 1.0 mg/cm² standard remain active **until** unit turnover.

A turnover occurs every time a dwelling unit becomes vacant, and a new tenant will move in, regardless of whether the new tenant has a child under six. A lease renewal is not the same thing as turnover, and does not need to be reported to HPD, and does not affect the existing exemption.

Owners must notify HPD when turnover occurs for a unit exempted at the 1.0 mg/cm² standard using the [Affidavit of Turnover in an Exempted Unit form](#) by mailing it or by submitting using the [Lead Exemption Online Portal \(LEOP\)](#).

When an owner notifies HPD of the turnover or if HPD becomes aware of the turnover, HPD will issue a notice regarding the revocation of the exemption.

Please return your completed Affidavit of Turnover in an Exempted Unit to:
NYC Department of Housing Preservation and Development
345 Adams Street 10th Floor
Brooklyn NY 11201
ATTN: Lead Exemption Unit

See the section below on Local Law 31 XRF Paint testing Requirement for more information on filing a new exemption.

Local Law 123 – New Child Residency Provision

Property owners are required to identify which occupied apartments have a child under six, based on the [Annual Notice](#) that the owner is required to send every January.

In addition to the annual investigation that is required for those units with a child under six, there are new requirements for a more significant lead-based paint abatement activity. The new requirements mimic the requirements related to the work that an owner has to complete upon turnover of a unit.

When a child under the age of six either (a) resided in a unit as of January 1, 2025, or (b) moves into an occupied unit after January 1, 2025, owners are legally mandated to take following actions:

- I. remediate all lead-based paint hazards and any underlying defects, when such underlying defects exist;
- II. make all bare floors, windowsills, and window wells in the dwelling unit smooth and cleanable;
- III. provide for the removal or permanent covering of all lead-based paint on all friction surfaces on

- all doors and door frames; and
- IV. provide for the removal or permanent covering of all lead-based paint on all friction surfaces on all windows or provide for the installation of replacement window channels or slides on all lead-based painted friction surfaces on all windows.

Door and window friction surfaces must be **abated** even if the paint is **NOT** deteriorated.

- By July 1, 2027, in units where a child under the age of 6 resides in units as of January 1, 2025
- Within 3 years after the date a child under the age of six begins to reside in the unit
- (Unless the surfaces were previously abated)

Getting Into Compliance: Record Production order Dismissal Request

Have you been issued a 618,619 or a 620 violation and don't have 10 years' worth of records to close the violation? There is a pathway for property owners who are unable to produce the full 10 years of required records but who are maintaining records currently to have the violations dismissed.

[The Record Production Order Dismissal Request](#) provides owners and managing agents who have been issued 618, 619, and 620 violation order numbers with an opportunity to satisfy compliance requirements by submitting at least three years of acceptable records and paying a fee for any years for which records are not available or unacceptable.

- If all 10 years of records are adequate → Your violations will be dismissed at no cost.
- If at least 3 consecutive years of records are adequate, including the current year requesting the dismissal, you will receive instructions on how to submit payment for any years for which documentation was not adequate. The cost will be \$1,000 per missing year. Once the payment is received and processed, the violation will be dismissed.
- If the application is incomplete → You will receive a rejection letter with instructions for resubmission.

Please contact HPD's Lead Unit (212) 863-5501 option # 5 with any questions.

Local Law 31 XRF Paint testing Requirement

The deadline of August 9th, 2025, has passed to have all dwelling units and common areas of a building built prior to 1960 tested for lead-based paint. This requirement also applies to rental units in buildings built between 1960 and 1978 if the owner is aware of lead-based paint being present in the building. You are required to keep records of all testing. If you were unable to test apartments because you were unable to gain access to an apartment, you are required to maintain all records of your attempts to access the apartment. You shall also annually attempt access for testing until all apartments in your building have been tested; if there is a turnover for an un-tested apartment, the owner shall arrange for testing during

that period of vacancy.

If you have completed this testing and all surfaces are negative, you are strongly encouraged to apply for a Lead-Free Exemption from HPD.

If you complete this testing and subsequently abated all lead-based paint, you are also encouraged to apply for a Lead-Free Exemption, providing not just your XRF testing but your evidence of appropriate abatement activity. You can file for an exemption using the [Lead Exemption Online Portal \(LEOP\)](#).
