



**Greater Hartford Association of REALTORS®, Inc.  
Commercial Real Estate Council**



**IMPORTANT INFORMATION ABOUT FEDERAL LEAD LAWS**  
**FOR YOU AS A SELLER OR LANDLORD**

Federal regulations governing lead paint apply to "target housing", which with some exceptions means housing built before 1978. Unless an exception applies, if the LISTED PROPERTY was built before 1978, as a seller or landlord, you must (i) give lessees and/or buyers the EPA brochure entitled "Protect Your Family From Lead In Your Home", and (ii) give us (REALTOR®) and lessees and/or buyers all information you know concerning the presence of lead-based paint and lead-based paint hazards in the LISTED PROPERTY and copies of all records and reports available to you pertaining to this. To meet the timing requirement of the federal law, you must give these documents and information to the lessee or buyer before the lessee or buyer is obligated under a lease or purchase contract, (that is, before both the lessee or buyer and you have executed a lease or purchase contract). Failure to do so may result in substantial damages and penalties under the federal law.

FOR SALES, if the LISTED PROPERTY is "target housing" and no exception applies, federal law requires that you permit a buyer a 10-day period to conduct a risk assessment or inspection for the presence of lead-based paint or lead-based paint hazards in the LISTED PROPERTY before the buyer is obligated under the contract. You can mutually agree with the buyer in writing to a different time period. The buyer can also waive this right completely in writing.

You also are required to complete the lessor's portion of the Disclosure of Information on Lead-Based Paint and Hazards pertaining to leases and/or the seller's portion of the Disclosure pertaining to sales. You will receive a fully executed copy of each Disclosure and must keep it for 3 years after the closing.

You may be liable for substantial damages and penalties for failing to meet the duties of a lessor or seller under the laws governing lead-based paint.

You read and understand this notice:      All Sellers/Landlords Initial: \_\_\_\_\_  
Date  
\_\_\_\_\_  
Date  
\_\_\_\_\_  
Date

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