



RSA 130-A:5-d Sale and Rental of Property In Effect July 1, 2024

The New Hampshire Department of Health and Human Services is calling attention to a section of RSA 130-A Lead Paint Poisoning Prevention and Control, passed on April 9, 2018, that will go into effect July 1, 2024.



According to RSA 130-A:5-d, the following *shall* require certification of lead safety prior to being used as either a residential rental unit or as a day care facility:

- I. Newly-constructed rental units within buildings erected prior to January 1, 1978. (“Newly-constructed rental units” means rental units being converted from a use other than residential rental housing.)
- II. Newly-licensed day care facilities within buildings erected prior to January 1, 1978.

What Does This Mean?

All pre-1978 properties being converted into residential rental housing or newly licensed childcare facilities will be required to have a Lead-Safe Certificate issued by a licensed NH Risk Assessor prior to occupancy.

What types of properties does this apply to?

- Pre-1978 properties that can include mill buildings, warehouses, Victorians, or other buildings that are being converted from another use into residential housing.
- Single-family homes that were owner-occupied and are now being put on the residential rental market.
- Childcare facilities applying for a new license.

What type of properties does this not apply to?

- Residential rental properties already in existence
- Owner-occupied homes
- Childcare facilities that are already licensed

Who Should Be Aware of This Law?



Realtors



Property owners



Municipalities



Developers



Banking industry



Childcare facilities



Building inspectors



Contractors

