

**CITY OF GARFIELD
BERGEN COUNTY, NEW JERSEY
ORDINANCE NO.: 3031**

**AN ORDINANCE AMENDING PART II, GENERAL LEGISLATION, CHAPTER 242,
PROPERTY MAINTENANCE, CHAPTER 242, ARTICLE IV, LEAD-BASED PAINT,
OF THE REVISED GENERAL ORDINANCES OF THE CITY OF GARFIELD**

BE IT ORDAINED by the Governing Body of the City of Garfield that Part II, General Legislation, Chapter 242, Property Maintenance, Article IV, Lead-based paint, is hereby amended as follows:

Section 1. The Governing Body of the City of Garfield hereby amends Part II, General Legislation, Chapter 242, Property Maintenance, Article IV, Lead-based paint, is hereby amended as follows:

§242-13. Lead-based paint inspections.

- A. Required initial inspection. The owner, landlord and/or agent of every single-family, two-family, and multiple-dwelling unit offered for rental shall be required to obtain an inspection of the unit for lead-based paint hazards within two years of the effective date of the law, July 22, 2022, or upon tenant turnover, whichever is earlier.
- B. Required recurring inspection. After the initial inspection required by Subsection A, the owner, landlord and/or agent of such dwelling unit offered for rental shall be required to obtain an inspection of the unit for lead-based paint hazards every three years, or at tenant turnover, whichever is earlier, except that an inspection upon tenant turnover shall not be required if the owner has a valid lead-safe certification.
- C. Required inspection upon residential resale. The owner, landlord and/or agent of every single-family and two-family residential dwellings shall be required to obtain an inspection of the unit for lead-based paint hazards upon resale of the property.
- D. Standards. Inspections for lead-based paint in rental dwelling, one (1) family dwelling and two (2) family dwelling units, shall be governed by the standards set forth in N.J.S.A. 52:27D-437.1 et seq. and N.J.S.A. 55:13A-1 et seq.

Section 2. Any article, chapter, section, paragraph, subsection, clause, or other provision of the Code inconsistent with the provisions of this ordinance is hereby repealed to the extent of such inconsistency.

Section 3. In case, for any reason, any portion or provision of this Ordinance shall be held to be unconstitutional or invalid, the same shall not affect any other portion or provision of this

Ordinance, except so far as the portion or provision so declared unconstitutional or invalid shall be severed from the remainder or any portion thereof.

ATTEST: _____

Erin Delaney, MPA, RMC, CMC

City Manager/City Clerk

Introduced: March 12, 2024

Adopted: March 26, 2024

APPROVED: _____

Richard Rigoglioso, Mayor