

UPDATE ON LEAD-BASED PAINT

Lead based paint has been of utmost importance since March 6, 1996, when the Environmental Protection Agency (EPA) & Housing & Urban Development (HUD) released regulations on the Residential Lead Based Paint Hazard Control Act. Additionally, the EPA invoked the Lead-Based Paint Pre-Renovation Education Rule, requiring notification to occupants in advance of work that could disturb lead-based paint. The danger from lead is that adults and children can ingest lead by breathing or swallowing lead-based paint dust or by eating lead-contaminated soil or lead-based paint chips.

Reviewing Existing Law

- The law applies to properties built prior to 1978. Sellers, property owners, and professionals must comply. There are exceptions listed below:
- Any rental less than 100 days
- Zero-bedroom units such as efficiencies, lofts and dormitories
- Housing exclusively for the elderly
- Housing for handicapped unless children are present

A Page From Melissa's Book...

"Continue to show the available rental while processing the application and awaiting the additional information you need. Also continue to market your property until a lease is signed and a deposit is holding the property. Don't assume a person's application will result in a rented property until you have that information in hand."

- Rental housing that has been inspected by a certified inspector and found to be free of paint
- Emergency renovations or repairs; minor repairs disturbing 2 sq. feet or less of paint per component

The general guidelines for compliance by landlords and property managers are:

- Sellers and property owners must disclose known paint hazards and provide available reports to buyers and tenants. You do not have to supply a report if there is not an existing report.
- Property managers and owners must give buyers and renters a federal pamphlet titled "*Protect Your Family from Lead in Your Home.*"
- Property managers and owners must include certain language in rental agreements to ensure that disclosure and notification actually take place.
- For rental transactions, the property managers and owners must provide the information prior to accepting an application and complete the disclosure portions of the rental agreement and/or lease prior to renting.
- Prior to any renovation or maintenance, landlords must take steps to notify tenants in writing 7 days *in advance* of the work to be completed and once again, provide the pamphlet.
- Courts can fine Property owners up to \$10,000 for each violation. Additionally, owners can pay up to triple damages in a lead-based paint lawsuit if they knowingly violated the rules.

New Federal Requirements

The EPA has now issued new federal requirements for contractors who renovate or repair housing, child-care facilities, or schools built before 1978. The "Lead:

Renovation, Repair and Painting Program" rule was to take effect in April 2010 and prohibits work practices creating lead hazards. Requirements under the rule include implementing lead-safe work practices, certification and training for paid contractors and maintenance professionals working in pre-1978 housing, child-care facilities, and schools. Beginning October 22, 2009, contractors were to take EPA-accredited training before beginning renovation, repair, or painting projects as defined in the RR& P rule. However, there have been several delays into July 2010.

The rule covers all rental housing and non-rental homes where children under six and pregnant mothers reside. The new requirements apply to renovation, repair, or painting activities where more than six square feet of lead-based paint is disturbed in a room or where 20 square feet of lead-based paint is disturbed on the exterior. The affected contractors include builders, painters, plumbers, and electricians.

Trained contractors must post warning signs, restrict occupants from work areas, prevent dust and debris from spreading, conduct a thorough cleanup and verify that the cleanup was effective. These new requirements are key in a comprehensive effort to eliminate childhood lead poisoning. As your management company, we know the importance of lead-based paint compliance. When a tenant rents a property built prior to 1978, we prepare the lead-based paint addendum, giving out the required pamphlet to the tenant prior to renting the property. If work required, we contact the tenants and owners with the required notifications before starting work. For more information, visit www.epa.gov/

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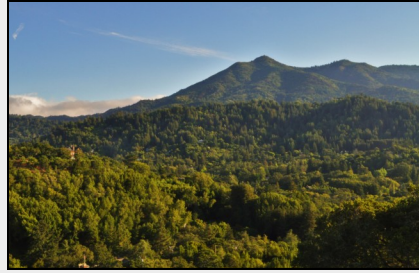


PRANDI Property Management, Inc. proudly holds the Prestigious Certified Residential Management Company (CRMC®) designation, from the National Association of Residential Property Managers (NARPM).

Vision Statement...

To be the most trusted name in property management services in Marin County by offering unparalleled customer service through effective communication, technology, and continued education. The PRANDI Team will continue to be the most respected leader in the industry and strengthen our presence in Central and Southern Marin.

Summer Buzz & Software Update!



This spectacular view is from a new Signature Collection listing located at 45 Crest Avenue in San Anselmo.

there. In addition, students are returning and looking for rentals in proximity to their college or university.

Here at PRANDI vacation time is over and we are again fully staffed. The office has been buzzing with stories of exotic places and adventures. Now we are invigorated, rested and ready to fully serve you! Our new web site has been generating a lot more calls and our phones are ringing off the hook with so many people out there looking for rentals!

We are also continuing to learn our new software system, Propertyware, as we are sure you are too! If you need help viewing or navigating through your portal, please give us a call or email us at PRANDI@prandiprop.com with "Portal Question" in the subject line.

Good news is we are continuing to improve our software and the reporting systems as well. This month you will notice that your statement is different from last month's and similar to our former printed version. This has been customized from our owners' suggestions—Thank You! You will also notice we added the ability to run a real-time report through your portal which you may run whenever you so choose—it's a P&L (Profit & Loss) report which breaks down monthly income and expenses. This report under the "Reports" tab in your portal.

We also **THANK YOU** for your *patience* and *understanding* in the transition to the new Propertyware software. With new software comes unique learning challenges. As always, please let us know your feedback as to suggestions and improvements. As we are continually trying to provide you the best service possible and with your help we are only able to improve our services.



Right: **Cristy and "friend" on vacation.**

Below: **Properties a little different from ours...**

Wishing you a Happy Labor Day!

—Your
PRANDI Property Management Team

