

# What rental property owners need to know about the Pittsburgh Lead Safety Law

## Compliance starts with registering your pre-1978 rental property with the City of Pittsburgh's Permits, Licenses, and Inspections (PLI) Department

### 1. Prepare to register your property

- Confirm your property was constructed prior to 1978 using the [Allegheny County Real Estate Portal](#)
- Create a OneStopPGH account online at <https://onestoppgh.pittsburghpa.gov/pghprod/pub/lms/Login.aspx>
- Ensure your property has a valid Certificate of Occupancy.
- Search for your COO: PLI's Search Tool <https://pittsburghpa.gov/pli/cert-occupancy-search>
- More info on PLI's rental registration process, including a fee calculator: <https://pittsburghpa.gov/pli/rental-registration>

### 2. Submit your application by Dec 31, 2022

- Apply at the online <https://onestoppgh.pittsburghpa.gov/pghprod/pub/lms/Login.aspx>
- What about costs and forms of payment?
  - Most applications will cost \$35.50 per property. Calculate your registration fee here <https://pittsburghpa.gov/pli/rental-registration>
  - Pay by e-check, debit card, or credit card.
  - Affordable Housing Properties are exempt from the Annual Rental Registration Permit Fee, but are subject to registration and inspection.

### 3. Check your property for lead hazards

- Check inside: look for areas in your property with deteriorating paint (peeling, chipping, chalking, cracking, damaged, or damp), especially those places that get a lot of wear-and-tear, such as: windows & window sills, doors & door frames, stairs, railings, banisters, and porches. Also look for areas where dirt and dust may be building up.
- Check outside: look for deteriorating paint on the exterior of your property, especially on porches or near doorways. Look for bare soil anywhere on the property.
- If you find deteriorating paint, hire an [EPA-certified contractor](#) to repair the area safely.
- If you find bare soil, cover the bare soil with grass, native plants, mulch, or another groundcover.
- If you find areas with dust or dirt building up, do a deep clean. Wet-mop hard surfaces. Use a vacuum with a HEPA filter on carpets. Follow the [EPA guidance](#) on lead-safe cleaning practices.

### 4. Talk to your tenants

- Be sure you have provided a copy of this EPA booklet to your tenant(s) <https://www.epa.gov/lead/protect-your-family-lead-your-home-english>
- Share this ["10 Ways to Protect Your Child from Lead Poisoning"](#) handout
- Share [this link to Get Help](#)

### 5. Schedule an inspection

- Within 30 days of registering your pre-1978 rental property, schedule your inspection at OneStopPGH. You may contact your assigned inspector with any scheduling questions.
- The inspection will include:
  - An exterior assessment for bare soil around the building and for deteriorated paint
  - An interior visual assessment for deteriorated paint
  - Lead dust wipe samples on the floors and windows in at least four rooms (including the entryway, playroom, and dining areas)
  - You or your tenant(s) must be present to allow the inspector to enter.

### 6. Prepare for an inspection

- Conduct a deep clean of your property, per the lead-safe practices mentioned above.
- Most interim controls can be completed within 1-3 days and do not require tenants to vacate.
- Apply for local resources to assist with remediating hazards:
  - [Allegheny Lead Safe Homes](#)
  - [Other grants](#)
  - [URA's Small Landlord Fund](#)

### 7. Review the inspection results

- Contact PLI or Get the Lead Out ([gettheleadoutpgh.org](http://gettheleadoutpgh.org)) with any questions.
- If hazards are found, meaning the lead inspection results on OneStopPGH are marked "unacceptable," repeat step 6. You have 30 days to remedy hazards and schedule a new inspection.

### 8. Complete your annual registration and request an inspection

- Complete your annual registration at least 45 days before it expires.
- Request a re-inspection every 3 years.

**Full Rental Registration Rules and Regulations** can be found here [https://apps.pittsburghpa.gov/redtail/images/17083\\_Final\\_PLI\\_Rental\\_Registration\\_Rules\\_Regulations; updated January 2022.pdf](https://apps.pittsburghpa.gov/redtail/images/17083_Final_PLI_Rental_Registration_Rules_Regulations_updated_January_2022.pdf)