

**CLEVELAND MUNICIPAL COURT
HOUSING DIVISION
JUDGE RONALD J.H. O'LEARY**

**LANDLORDS AND TENANTS: REQUIRED DISCLOSURE REGARDING LEAD
FOR HOUSING BUILT BEFORE 1978***

Property Managers and Landlords:

Buildings built before 1978 are much more likely to have lead-based paint. Federal Law requires landlords to give prospective tenants of buildings built before 1978:

- **An EPA-approved information pamphlet** on identifying and controlling lead-based paint hazards, [Protect Your Family From Lead In Your Home \(PDF\)](#).
 - **Any known information concerning lead-based paint** or lead-based paint hazards pertaining to the building.
 - For multi-unit buildings this requirement includes records and reports concerning common areas and other units when such information was obtained as a result of a building-wide evaluation.
 - **A lead disclosure attachment to the lease**, or language inserted in the lease, **that includes a "Lead Warning Statement"** and confirms that you have complied with all notification requirements. Click here for [Sample Lessor's Disclosure of Information in English \(PDF\)](#) or [Spanish \(PDF\)](#) .
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Tenants:

Before signing a lease for housing built before 1978, federal law requires your landlord to give you:

- **An EPA-approved information pamphlet** on identifying and controlling lead-based paint hazards, [Protect Your Family From Lead In Your Home \(PDF\)](#).
- **Any known information concerning the presence of lead-based paint** or lead-based paint hazards in the home or building.
- For multi-unit buildings, this requirement includes records and reports concerning common areas and other units when such information was obtained as a result of a building-wide evaluation.
- **An attachment to the contract, or language inserted in the contract, that includes a "Lead Warning Statement"** and confirms that the landlord has complied with all notification requirements (Click here for [Sample Lessor's Disclosure of Information in English \(PDF\)](#) or [Spanish \(PDF\)](#)).

*This information is adapted from the content provided by the U.S. EPA at www.epa.gov. For more information about lead and rental property, visit <https://www.epa.gov/lead/real-estate-disclosure#renters>.