

Memorandum

To: City of Cleveland Landlords

From: Sally Martin O'Toole, Director of Building and Housing

Date: October 14, 2024

Re: Lead Safe Certificate Program

As you are likely aware, in 2019 the City of Cleveland passed ordinance 365.04 requiring all landlords to obtain a lead safe certificate every two years to ensure that rental properties in Cleveland meet certain criteria to be deemed lead safe.

We appreciate the efforts made on behalf of property owners to obtain lead safe certification. Thousands of property owners have taken the steps needed to obtain the certification. The Bibb Administration is committed to continually re-evaluating our approach to tackling lead poisoning in children by utilizing data and listening to the feedback of subject matter experts and stakeholders.

In light of recent research findings, the decision has been made to shift toward a risk assessment approach for all rental properties as opposed to a clearance examination model.

If you have already obtained or are in the process of obtaining a 2-year or a 20-year lead safe certificate, that certificate will be valid until it expires.

For those who have not yet obtained or renewed a lead safe certificate, a lead risk assessment will be required. If there are findings on the risk assessment, a remediation plan will be required. The results of the risk assessment and the remediation plan will be posted on the city's open data portal and must be provided to the tenant by the landlord. A signed document verifying this disclosure will need to be uploaded with your rental registration application.

The needed repairs, as outlined in the remediation plan, will be entered as a citation that must be corrected using lead safe practices. The city will follow up at various intervals to determine progress. Failure to make progress on the remediation plan will result in further enforcement action. Extensions of time to make repairs will be granted with progress or through participation in a grant or loan program to address repairs. We recognize that bringing Cleveland homes into lead safe condition will take time, effort, and resources.

The Lead Safe Cleveland Coalition will continue to partner with the city to provide needed resources and incentives to make this process more affordable. We understand that these changes may result in numerous questions. We will continue to update the city's website with information and a lead guidance document reflecting these changes will be released soon.

If you have questions, please contact the Building and Housing Lead Team at 216-664-4370.

