



CITY OF MURFREESBORO
COMMUNITY DEVELOPMENT DEPARTMENT
AFFORDABLE HOUSING ASSISTANCE PROGRAM
LEAD-BASED PAINT PROGRAM REQUIREMENTS

Many homes built before 1978 contain lead based paint which can pose serious health hazards.

The City of Murfreesboro requires all housing units built before 1978 and financed through the Affordable Housing Assistance Program be tested for the presence of lead, and pass Clearance with a certified Risk Assessor prior to funding the real estate sales transaction for an eligible applicant.

The initial risk assessment will be ordered by the City once the Buyer is determined to be income and mortgage eligible. The assessment will be paid by the City with program funds. A copy of the Assessment Report will be provided to the Seller and Buyer. All lead-based paint hazards identified by the assessment must be corrected by the Seller or the Buyer of the housing unit at their expense prior to closing on the real estate transaction.

A clearance test must be performed by the Risk Assessor after the City is notified all repairs are complete. The initial clearance test ordered by the City will be the only clearance test paid by the City with program funds.

Additional clearance testing, should a housing unit not pass the initial test, will be the responsibility of the Seller or the Buyer of the housing unit. A copy of the "passing" Clearance Report must be presented to the City with a copy of the paid receipt for the services of the certified Risk Assessor.

All repairs described in the scope of work by the Risk Assessor must be made by a contractor(s) having a current Remodelers, Renovators and Painting Certification through EPA. Additional information regarding the hazards of lead, required contractor certifications and other lead-based paint information can be found on the EPA's website at www.epa.gov/lead or by contacting the National Lead Information Center at 1-800-424-5323.

The City's Affordable Housing Assistance Program is funded with federal dollars from the Department of Housing and Urban Development (HUD) and must meet HUD standards for lead-based paint.

Buyer: _____
Date

Buyer: _____
Date

Seller: _____
Date

Seller: _____
Date

Buyer's Realtor: _____
Date

Seller's Realtor: _____
Date

