

Laconia N.H. Company Fined for Failing to Notify Tenants about Lead Paint Hazards

(Boston, Mass. – July 16, 2013) – The owners and manager of 12 properties in Laconia, N.H. have agreed to pay a fine of \$2,400 and to do environmental improvements valued at \$21,600 to settle EPA claims that they failed to follow federal lead paint disclosure laws at three properties.

EPA alleged in a complaint that Allen Enterprises Rental Properties, Lakeport Plaza, LLC, and Open Arms Outreach, Inc. violated the federal Toxic Substance Control Act when they failed to notify prospective tenants at rental units about potential lead-paint hazards in housing they owned from 2009 to 2011 in Laconia, as required by then federal lead-based paint disclosure rule.

According to the agreement with EPA's New England office, the environmental project involves replacing old windows, window trim, doors, door jambs and baseboards at a building at 101-103 Church St. in Laconia, which was built in the early 1900s. The work must be done within a year. Wipe sampling will be done when the work is completed to ensure that no lead-based paint dust remains at the work site. This project will eliminate sources of lead paint in the residential setting thereby protecting children from potential lead poisoning.

Exposure to lead paint is a serious health concern in New England due to the age of the housing stock. Infants and young children are especially vulnerable to lead paint exposure, which can cause lowered intelligence, reading and learning disabilities, impaired hearing, reduced attention span, hyperactivity and behavior problems. Adults with high lead levels can suffer difficulties during pregnancy, high blood pressure, nerve disorders, memory problems and muscle and joint pain.

The purpose of the Residential Lead-Based Paint Hazard Reduction Act and the Lead-Based Paint Disclosure Rule is to ensure that prospective tenants have enough information about lead-based paint in general and known lead-based paint hazards in specific housing to make an informed decision about whether to lease a particular property.