



CLEARCorps/Healthy Homes Detroit

DETROIT ENFORCEMENT WORK GROUP

There are several current State and City statutes that allow for enforcement efforts to create lead-safe housing. The goal of the Healthy Homes Detroit Enforcement Work Group (EWG) is to assure that all enforcement mechanisms are being fully utilized so that laws, codes, policies to create lead safe housing in Detroit are being fully realized, including:

- City of Detroit Property Maintenance Code Lead Clearance Amendment
- State of Michigan Landlord Penalty Law
- Federal Disclosure 1018 Rule
- Lead Inspection/Risk Assessment Quality Initiative

With Kresge funding, Healthy Homes Detroit has convened the Enforcement Work Group of key partners including city and state government, lead inspection companies, and non-profit organizations. This committee is working to assure that critical enforcement mechanisms are in place and fully used.

The committee is currently working on the following projects:

- **City of Detroit Property Maintenance Code Lead Clearance Amendment:** The EWG is working with City of Detroit Buildings Safety & Engineering Department to make sure that rental properties are registered and meeting Lead Clearance compliance at a city-wide level.
- **State of Michigan Landlord Penalty Law** - The EWG is working to assure that the Wayne County Prosecutors Office received adequate referrals for landlords who are continuing to rent out their property after a child has been poisoned and the landlord notified. The EWG is also supporting efforts to strengthen the Landlord Penalty Law, including preventing retaliatory action by landlords and providing further clarification around some of the language in the law. Finally, the EWG is striving to assure that elevated blood lead level (referred to as “ebl”) investigations are adequately funded and being performed.
- **Federal Disclosure Law** - The Lead Disclosure Rule is **Section 1018** of Title V, the Residential Lead-Based Paint Hazard Reduction Act of 1992. Section 1018 directs property owners to disclosure known information on lead-based paint hazards before the sale or lease of most housing built before 1978. If a property owner does not give the **“Protect Your Family From Lead In Your Home”** pamphlet to a tenant, they can be

cited by HUD and EPA. The Enforcement Work Group is working with federal officials to urge them to conduct some disclosure investigations in Detroit.

- Lead Inspection/ Risk Assessors Quality Improvement Project- The Enforcement Work Group is looking to improve the list of lead inspectors/risk assessors being given to property owners. This would assist landlords/property owners who are looking to hire Lead Inspectors/Risk Assessors so that they can move forward with making their properties lead-safe. Currently, many property owners hire unqualified Lead Inspector/Risk Assessors and get inadequate and unacceptable reports. Therefore, the workgroup has created a webpage listing lead inspectors/risk assessors that the EWG recommends. Also included on the webpage are important questions to ask when hiring a lead inspector/risk assessor.