

REALTORS® Checklist for Compliance with **Federal (EPA/HUD) and New Vermont Lead-Based Paint Requirements**

Effective July 1, 2008

If the property offered for sale is pre-1978 property (both owner/occupied and residential rental pre-1978 housing), REALTORS® need to do the following at the time the contract is entered into:

1. Completely fill out and correctly check all applicable boxes in Section 7 of the VAR P&S Agreement form - TrueForms on VAR site.
2. Deliver to purchaser required Federal (EPA/HUD) "Disclosure of Information on Lead-Based Paint and Lead-Based Paint Hazards" form filled out by Seller(s), signed by Seller(s) and Listing Agency and signed by Purchaser(s) - TrueForms on VAR site.
3. Deliver to purchaser(s) required Federal (EPA/HUD) booklet "Protect Your Family From Lead In Your Home" - Not on TrueForms on VAR site.
4. Deliver to purchaser(s) required "Vermont Lead Law Real Estate Transaction Disclosures form - Part 1" filled out and signed by Seller(s) and signed by Purchaser(s), Part 1 Only - TrueForms on VAR site. Seller(s) attorney/ Purchaser(s) attorney/closing attorney or settlement agent will be responsible for Part II form at closing.
5. Deliver to purchaser(s) required Vermont form "Real Estate Transactions and the Vermont Lead Law" - TrueForms on VAR site.
6. Deliver to purchaser(s) required Vermont form "Lead Hazards in Housing" - TrueForms on VAR site
7. Seller(s) and Purchaser(s) fill out and sign VAR Lead-Based Paint Addendum - TrueForms on VAR site.

All of the above must be done prior to or at the time the Purchase and Sale Agreement is executed by both Seller and Purchaser.

If the property is pre-1978 residential rental property, there are additional Seller(s) responsibilities required prior to executing a Purchase and Sale Agreement. These requirements are set forth in Section 3 of the Vermont Lead Law Real Estate Transaction Disclosures form - Part 1 - True Form on VAR site. If the pre-1978 property is a duplex, triplex, etc., it is considered residential rental property.

Note: If the pre-1978 residential real estate is single family owner occupied (not duplex), check the third box in Section 3 of the Vermont Part I Disclosure form.

Special Note: There are additional responsibilities of Seller(s) of owner occupied pre-1978 housing and pre-1978 residential rental property as well as special responsibilities of Purchaser(s) of pre-1978 residential rental property. These responsibilities should be performed for the Seller(s) and Purchaser(s) by the attorneys for the respective party or the closing/settlement agent at the time of closing. This includes filling out and having Seller(s) and Purchaser(s) sign Part 2 of the Vermont Lead Law Real Estate Transaction Disclosures form at the time of closing.

REALTORS® SHOULD NOT INITIATE OR ASSUME RESPONSIBILITY FOR THESE POINT OF CLOSING REQUIREMENTS.

REALTORS® should request copies of the Lead-Based Paint forms delivered and executed at the closing for their files.

Additional information about the new Vermont Lead-Based Paint rules can be obtained at the following website: <http://healthvermont.gov/enviro/lead/lead.aspx>

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