Fill online

Idaho Month-to-Month Lease Agreement

1. Parties and rental home

Landlord / owner name

Landlord phone

Landlord email (optional)

Tenant 1 full name

Tenant 1 phone

Tenant 1 email

Tenant 2 full name

Tenant 2 phone

Tenant 2 email

Tenant 3 full name

Tenant 3 phone

Tenant 3 email

Rental address, unit, city, state and ZIP

Other authorized occupants

Landlord lets the identified Idaho dwelling to the named Tenants as a private home. List other authorized occupants above. A new resident staying more than two consecutive weeks needs

Tenant initials: 1 _____ 2 _____ 3 _____

written permission or addition to the agreement, subject to protected occupancy, familial status and disability-related accommodation rights. Necessary caregivers may stay as permitted by law. Tenant obtains prior written consent before assigning the lease or subletting any part of the home. A proposed subtenant may be asked to apply for reasonable, consistently applied screening. Any screening fee under this agreement is disclosed in advance, reasonable, and limited to $25 or a lower amount required by law.

2. Lease term

Start date

This tenancy starts on the stated date and continues month to month without a fixed end date. Ordinary termination requires the written notice in Idaho Code section 55-208 (at least one month). Landlords must also comply with section 55-304, including the 30-day residential nonrenewal and rent-increase notice rule, and section 55-305 for fees. Longer notice and protected rights control when applicable.

3. Rent and payment

Monthly rent ($)

Day due each month

Payment method and delivery instructions

Returned-payment terms

Base rent is due monthly in advance on the day and at the address or by the method stated above. First rent is due on or before move-in as scheduled. Personal checks, cashier's checks and money orders are payable to the designated payee unless the parties agree otherwise in writing. Any agreed late charge begins only after the stated grace period. Only the amounts and limits identified in the payment terms apply. Fees must be reasonable under Idaho Code section 55-305. A returned payment leaves the underlying rent unpaid. Any returned-check service charge must be reasonable, disclosed and lawful. Following dishonor, Landlord may require cash or money order where lawful. No payment is acknowledged as received merely because it is listed in the schedule.

Tenant initials: 1 _____ 2 _____ 3 _____

4. Security and move-in payment

Refundable security ($)

Other refundable security ($)

First rental payment ($)

Prorated period, if applicable

Total rent and refundable deposits ($)

Move-in payment due date

Landlord holds the stated refundable security for the purposes recorded in this lease. Tenant may not apply it to rent without written agreement. Within 21 days after termination and surrender of the premises, Landlord returns the deposit or its balance with a signed itemized statement identifying each deduction, its purpose and the amount spent. Deductions are limited to the purposes stated here, including unpaid agreed obligations, missing keys, necessary cleaning and actual repair costs for tenant-caused damage beyond ordinary wear. Idaho Code section 6-321 protects ordinary wear and tear. Cleaning is based on the documented move-in condition and reasonable actual cost. No automatic minimum professional-cleaning deduction applies. A third-party manager subject to the separate-account requirement of section 6-321 holds security in the required federally insured account. Provide a forwarding address for delivery. Failure to supply one does not extend the agreed deadline.

5. Utilities, services and appliances

Electricity: responsible party

Amount, split or other terms

Gas: responsible party

Amount, split or other terms

Water: responsible party

Amount, split or other terms

Sewer: responsible party

Amount, split or other terms

Trash: responsible party

Amount, split or other terms

Tenant initials: 1 _____ 2 _____ 3 _____

Internet: responsible party

Amount, split or other terms

Parking: responsible party

Amount, split or other terms

Included appliances, services and storage

The selections for each utility identify who pays for the service. Unless the parties select another arrangement above, Landlord pays for water, garbage and sewer, and Tenant pays the other utilities used by the household. Landlord explains any charges billed through Landlord, including the rate or allocation and services provided. Identify any other included service and assigned parking here. One operable, licensed vehicle may occupy the assigned space unless the parties agree otherwise. Keep it free of oil spills and obtain written permission for boats and trailers. Only actual sums Tenant owes under this lease may be deducted or collected, without double recovery.

6. Care and maintenance

Maintenance contact and reporting instructions

At move-in the parties use a written inventory to record the condition of the home, supplied items and existing damage. Tenant should report other visible defects within three days and report hidden defects when discovered. The inventory assists both parties and does not waive habitability rights or delay necessary repairs. Landlord supplies functioning systems and performs duties under Idaho Code section 6-320, including maintaining the home, supplied plumbing, heating and electrical facilities and required smoke detectors. Tenant keeps the home sanitary, uses the fixtures properly and promptly reports leaks, termites, settlement, sewage backups and other serious defects using the contact below. Landlord promptly addresses a hazard. If parts, scheduling or other causes beyond Landlord's control delay repairs more than 72 hours, Landlord will update Tenant on the progress of the work. This update period does not extend an applicable statutory deadline.

Obtain prior written permission for alterations, decoration, additional locks, nonroutine repairs, or applying pesticides or fertilizer in the yard. Use qualified persons for approved work. Permanent improvements stay with the home unless otherwise agreed or protected by law. Supply replacement keys to Landlord subject to lawful exceptions. Tenant is responsible for actual damage caused by Tenant, occupants or guests, including avoidable water damage and drain obstructions they cause. Structural defects, deteriorated plumbing, roots and ordinary wear remain Landlord's responsibility. Follow lawful posted capacity and safety limits for balconies and porches. Tenant agrees to obtain insurance for Tenant's belongings against ordinary covered risks. Landlord's insurance does not insure Tenant's personal property. Each party retains liability imposed by law.

Tenant initials: 1 _____ 2 _____ 3 _____

7. Access

Tenant cooperates with reasonable inspection, necessary work, agreed services and showings to prospective tenants or purchasers. Landlord agrees to give two days' advance notice when practicable and enter at reasonable times. Emergency entry and entry otherwise authorized by law remain available. Tenant may request a locksmith or assistance after locking themselves out. This agreement sets no automatic lockout-assistance charge. Any charge must be expressly agreed in writing, reasonable and otherwise lawful. No charge applies to a loss of access caused by Landlord, and no clause authorizes an unlawful lockout.

8. Animals, smoking and community rules

Pet terms; assistance-animal rights remain protected

Ordinary pets require advance written permission and identification in the application or a later written agreement. Record any monthly ordinary-pet rent as a component of the stated monthly rent. Supervise pets outdoors, remove waste promptly and prevent unreasonable barking, injury or damage. Address dangerous or disruptive behavior through lawful, proportionate measures. Assistance animals, including support animals qualifying as reasonable accommodations, are handled under applicable fair-housing law without ordinary pet fees or training requirements. Actual damage remains subject to the lease and law.

Areas where smoking is allowed or prohibited

Community rules incorporated into the lease

Tenant and guests observe lawful smoking, yard, garage, safety and community rules identified in this lease or supplied with it. Keep common areas clean and avoid unsafe conditions or unreasonable disturbances.

9. Default, damage and move-out

Failure to pay rent or another breach is addressed with applicable notice, an opportunity to cure where required, and judicial process for possession. An absence of 15 days, removal of Landlord's property or an unpaid bill does not by itself establish surrender or permit Landlord to bar reentry, discontinue utilities or remove belongings. Actual abandonment, surrender, reletting and disposition of personal property must follow controlling law. Tenant promptly reports serious problems and may exercise the repair and other remedies allowed by Idaho law. No clause releases Landlord from maintaining a habitable home or charges Tenant for damage they did not cause.

Tenant initials: 1 _____ 2 _____ 3 _____

10. Management and property disclosures

Authorized manager name

Manager mailing address

Owner / agent for service and notices

Address for service and notices

Use the named management contact for repair reports and the identified owner or agent for notices and demands. Record mailing addresses, telephone and any email contact given by the parties. Keep the contact information current. Statutory notices and court papers require the legally permitted method of delivery. Using email or electronic signing for this agreement does not replace those requirements.

Construction year

Idaho property details

Complete the applicable property information below. Lead questions apply to covered housing built before 1978. Lead details, records and other-condition details apply when those answers are selected. Identify separate documents given directly to each tenant; no upload is needed.

Property

City or community

Idaho county

Tenant initials: 1 _____ 2 _____ 3 _____

Rental type

Contacts

Management contact phone

Provide an email contact for management

Management email

Payments

Agreed late charge

Initial late charge in dollars

Agreed grace period in days

Charge for each subsequent unpaid day

Maximum total late charge for one installment

Tenant initials: 1 _____ 2 _____ 3 _____

Charge monthly rent for an approved ordinary pet

Ordinary-pet rent included in total monthly rent

Property disclosures

Move-in inventory and inspection arrangements

Unresolved unsafe condition or occupancy prohibition

Known lead paint or hazards

Known lead information

Available lead reports or records

Reports supplied to each tenant

Tenant initials: 1 _____ 2 _____ 3 _____

Agent acting for landlord

Additional local or property-specific documents

Identify additional documents supplied

Incorporated addenda and document index

The property details and identified documents record the information supplied for this home. For covered pre-1978 housing, give each tenant the federal lead disclosure, known information, available reports and approved lead pamphlet before the tenant becomes obligated. Identify and provide any other applicable property or local documents directly. Acknowledgment applies to documents actually received. Tenant may record discrepancies and retains protected rights.

Give each applicable separate disclosure before signing. Record existing conditions and keep a copy of the move-in inspection.

Lead-based paint disclosure — covered pre-1978 housing

☐ Applies to this tenancy ☐ Not applicable after review

Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, lessors must disclose the presence of known lead-based paint and/or lead-based paint hazards in the dwelling. Lessees must also receive a federally approved pamphlet on lead poisoning prevention.

For covered housing, each Lessee acknowledges receipt of the lead information and listed records above and the EPA pamphlet Protect Your Family From Lead in Your Home. Each Lessor and Lessee certifies that their statements are accurate to the best of their knowledge by their signature and date at the end of this agreement. Any involved agent supplies a signed acknowledgment of informing Lessor of the obligations under 42 U.S.C. 4852d and the agent’s duty to ensure compliance. Lessor and any agent retain the completed signed disclosure or lease for at least three years from commencement of the leasing period.

Tenant initials: 1 _____ 2 _____ 3 _____

11. Additional agreed terms

Additional terms; attach a continuation if needed

12. Entire agreement

Idaho law governs, together with controlling federal law. The agreement, written exceptions and identified addenda state the parties' terms. Agreed changes should be documented and signed, subject to lawful notice rules for a periodic tenancy. A waiver on one occasion does not automatically waive future rights. An unenforceable term is severed to the extent the balance can operate. Singular or plural terms apply as appropriate, Landlord includes the identified owner or authorized lessor, and Tenant means the identified resident or residents. Each party may review the agreement and retain a signed copy. The landlord signs the prepared agreement, then each tenant reviews and signs the same locked version. Each signer can retain the completed PDF. Signing order does not replace required delivery of disclosures before a tenant becomes obligated.

Tenant initials: 1 _____ 2 _____ 3 _____

Signatures

Tenant 1

Printed name

Date signed

Full signature

Tenant 2

Printed name

Date signed

Full signature

Tenant 3

Printed name

Date signed

Full signature

Landlord / Owner

Printed name

Date signed

Full signature

Prepare a clear Idaho agreement

Choose the right form

Use this general form for an ordinary private Idaho house, duplex, condominium or apartment. Subsidized housing, manufactured-home lots, short stays and other special arrangements can require different terms and notices. Resolve any unsafe condition or occupancy prohibition before offering the home. This guide explains the form; it is not part of the agreement or a substitute for advice about a particular property.

Fill in the people and property

Write the landlord's name, every adult tenant's name, the complete rental address and the people who will live there without signing. Add usable management and notice addresses. Enter the actual construction year. Keep ordinary contact details separate from the legally required method for serving formal notices.

Choose a term

Fixed term has a start and an end date. The standard wording in this form continues monthly after the fixed period unless the required notice is given; read that renewal provision before signing. Month-to-month starts on the stated date and has no preset end date. It does not mean either party can end the tenancy immediately.

Paper or online

The blank form has space for three tenants and one landlord. The online form supports up to six tenants. For paper signing, fill applicable blanks, mark unused entries clearly, exchange disclosures, review all terms, then sign and date. The small Fill online link on the first page opens the Idaho form. Saving a draft or downloading a blank form does not sign a lease.

Print what you need

The agreement, optional guide and EPA lead pamphlet have separate bookmarks. The website states their page ranges. Print the agreement for signing. Print this guide if helpful, and provide the lead pamphlet when required. The guide does not replace the property-specific disclosures.

Idaho Attorney General, Landlord and Tenant Guidelines: ag.idaho.gov/consumer-protection/consumer-manuals/

Rent, fees and the move-in payment

Two different due dates

Monthly rent due day is the recurring day rent must be paid, such as the first. Move-in payment due date is the date for the first rent and the recorded security deposits. They may be different. State the payee, payment method and delivery address or instructions.

Full month or partial month

Full monthly rent uses the agreed monthly amount. Prorated rent means an agreed charge for only part of a month. Enter the partial amount and explain the covered dates. Example: $900 first rent + $1,500 security + $100 additional refundable security = $2,500 due at move-in. Ordinary-pet rent, when used, is already included in monthly rent; do not add it twice.

Late and other fees

Choose no late charge, a flat fee, or an initial charge with capped daily charges. State the agreed grace period, amounts and maximum. Idaho Code section 55-305 requires residential fees, including late fees, to be reasonable. It restricts charging more than agreed and adding unlisted charges; a written agreement's fee change requires the prescribed 30-day written notice. That is not permission to ignore a fixed-term promise or impose an unreasonable fee.

Changes during a tenancy

A fixed-term rent promise remains subject to the agreement and controlling law. Section 55-304(2) requires at least 30 days' written notice before a residential rent increase takes effect or landlord nonrenewal. Other month-to-month changes under subsection (1) have a 15-day, end-of-month rule; fee changes also engage section 55-305. Check the applicable rule, delivery method and contract together. Do not treat every change as a simple 15-day notice.

Write down the whole cost

Record utilities, any allocation or shared bill, parking, and included appliances. This tool treats additional non-rent move-in money as refundable security, rather than offering a generic nonrefundable-fee option.

Idaho Code sections 55-304 and 55-305 (renumbered in 2025)

Official text: legislature.idaho.gov/wp-content/uploads/statutesrules/idstat/Title55/T55CH3.pdf

Security deposits and condition records

What counts as security

Idaho Code section 6-321 treats money deposited for a purpose other than rent as security. Identify the purposes of the deposit in the agreement. Record the amount and purposes clearly in the agreement.

Document the condition

Before move-in, record existing damage, cleanliness, supplied items and keys together. Take dated photographs and give both parties a copy. At move-out, compare the condition fairly. A condition record does not waive the landlord's habitability duties.

Return and itemize

Under section 6-321, the default return period is 21 days when no period is agreed, and the outside limit is 30 days after surrender. This form promises 21 days after termination and surrender. If less than the full deposit is returned, include a signed itemized statement of amounts retained, their purposes and a detailed list of expenditures. The tenant's failure to give a forwarding address does not create an extension in this form.

Ordinary wear is not damage

Security cannot pay for ordinary wear. Distinguish expected deterioration from damage caused by negligence, misuse or abuse. Deduct only lawful amounts covered by the deposit arrangement, supported by the condition evidence and actual charges. Do not use an automatic minimum cleaning deduction.

Ownership and management

Section 6-321 makes a new owner responsible for refunding deposits when ownership changes. Its separate-account rule applies to covered third-party managers, with stated exceptions including owners, certain related managers, real-estate licensees and nonprofits. Check which category actually applies; the rule is not a universal requirement for every owner.

Keep useful records

Keep the lease, condition reports, payment records, deduction support and the delivery record for the final statement. The printed guide is a reference, not evidence that a payment was made.

Idaho Code section 6-321

Official text: legislature.idaho.gov/wp-content/uploads/statutesrules/idstat/Title6/T6CH3.pdf

Repairs, entry and protected rights

Repairs and safety

Section 6-320 covers weather protection, supplied systems, hazardous conditions, material health-and-safety lease breaches and approved smoke detectors. The landlord verifies working detectors when the tenancy begins; the tenant maintains them during the tenancy. Report problems promptly and keep copies of repair requests.

Use the correct repair procedure

Before an action under section 6-320, the tenant must give the required three-day written demand identifying the failures and requesting correction. Section 6-323 specifies service methods. The court's housing forms explain the repair-demand and court process. A separate smoke-detector provision has its own certified-mail and 72-hour conditions. These rules are not a general permission to withhold rent or pay for any repair by deducting it.

Entry by agreement

The standard lease promises two days' advance notice when practicable and entry at reasonable times, while preserving emergencies and other lawful authority. That is a contract promise in this form, not a statement of a universal Idaho statutory notice period. Agree on access arrangements and communicate the reason and timing.

Fair treatment and animals

Apply lawful criteria consistently. Disability accommodations and qualifying assistance animals require separate consideration from ordinary pet permission or pet rent. Do not charge ordinary pet fees for an assistance animal; actual damage is a different question. Do not write a lease term that waives a protected right.

Special protections

Military service, foreclosure, federally assisted housing and other circumstances may change termination or enforcement rights. The standard form preserves controlling law. Verify the applicable protection before issuing notices or charging an early-termination amount. A sale alone does not activate an extra early-termination right in this form.

Idaho Code sections 6-320 and 6-323

Idaho court forms: courtselfhelp.idaho.gov/Forms/housing

U.S. DOJ SCRA information: justice.gov/crt/servicemembers-civil-relief-act-summary

Fair Housing Act, 42 U.S.C. section 3604(f)

Disclosures before anyone signs

Complete the property questions

Identify the city, county, rental type, management contact, fee choices, move-in inspection and any unresolved unsafe condition. Record local or property-specific documents that apply to the actual home. Choosing 'none' is a statement about the property, not a way to skip an unknown answer.

Check the city as well

For a home inside Boise city limits, City Code 5-17-6 requires the City-approved Notice of Rights before occupancy, a current City website link, and a printed copy on request. Identify it under local or property-specific documents and give it to each tenant. A Boise mailing address does not by itself establish city limits. Other cities or housing programs may have their own requirements; verify the actual location.

Covered housing built before 1978

Before a tenant becomes obligated, federal lead rules generally require the approved lead pamphlet, known lead information, available reports and records, and the required warning and acknowledgment. Include common-area or other-unit records when the federal rule calls for them. An unknown construction year does not establish an exemption.

Exceptions need a real basis

The federal rule has exceptions, including specified lead-free housing and certain zero-bedroom, elderly/disability and nonrenewable short-term arrangements. Some exceptions depend on whether a child under six lives or is expected to live there. The online tool conservatively includes the lead material for pre-1978 housing; it does not decide every exemption for you.

Give the actual documents

The online form identifies documents the landlord must give directly, such as available lead reports, an involved agent's signed certification and other property documents. The standard pamphlet in the PDF does not replace those separate documents. Do not confirm receipt of something that was not provided. Required lead disclosure records must be retained for at least three years from the start of the leasing period.

Electronic or paper copies

Each signer must be able to access and retain the documents. Electronic signing is a choice. Arrange paper delivery and signing when needed. Agreement to sign electronically does not itself authorize email as the method for serving every statutory notice or court paper.

Federal lead disclosure rules: 40 CFR Part 745, Subpart F; 24 CFR Part 35, Subpart A

EPA: epa.gov/lead/real-estate-disclosures-about-potential-lead-hazards

Idaho Uniform Electronic Transactions Act, Title 28, Chapter 50

Boise City Code 5-17-6: codelibrary.amlegal.com/codes/boise_id/latest/boise/0-0-0-72290

Signing, ending the tenancy and keeping copies

Prepare, landlord signs, tenant signs, download

Online, fill the agreement and property questions, review the summary and correct any missing details. The landlord signs in Review. Then choose signing on the same device or a private link and PIN for each tenant. Each tenant reads, adds required initials and presses Done, then types their name, draws their signature and confirms consent. Download the completed PDF after every required signer has signed.

Sharing and progress

Choose email opens Gmail, Yahoo, Outlook.com or Microsoft 365, with a default-app option and Copy message. Review and send using your own app. Back to signing status returns to the agreement. Each tenant must receive their own link and PIN; keep the landlord's recovery details private. A Done update shows saved initials, not proof of the person's identity or an independently verified reading event.

Month-to-month notice

Idaho Code section 55-208 uses at least one month for ordinary written termination notice. The landlord must also comply with section 55-304's 30-day residential nonrenewal rule and the required service method. A month and 30 days are not always the same. Work out the intended end date, delivery date, lease promises and any protected exception before serving notice.

Breach is a different process

Do not use ordinary nonrenewal instructions as a substitute for a nonpayment or other breach notice. Section 6-303 sets specific grounds and notice procedures. The Idaho court's nonpayment packet explains its three-day notice and court steps. If possession is disputed, use the lawful court process; a lease or signing link does not authorize changing locks, cutting utilities or taking belongings.

Keep the signed record

Save the final PDF and separately delivered documents in your own records. Check the names, dates, amounts and signatures when opening it. Server deletion turns off the private links; it is not a substitute for required retention. This reference was checked November 17, 2026. Rules and circumstances can change, so recheck the cited provisions before a later notice or dispute.

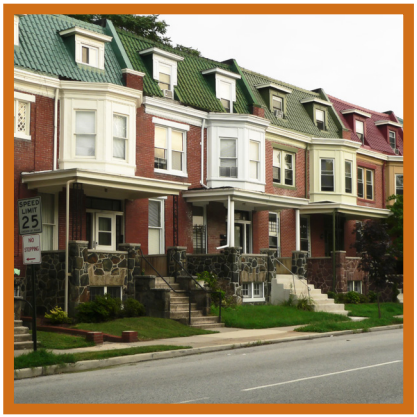
Idaho Code sections 55-208, 55-304, 6-303 and 6-316

Official statutes: legislature.idaho.gov/statutesrules/idstat/

Idaho court housing forms: courtselfhelp.idaho.gov/Forms/housing







Protect Your Family From Lead in Your Home

United States Environmental Protection Agency

United States Consumer Product Safety Commission

United States Department of Housing and Urban Development

January 2026

English

Are You Planning to Buy or Rent a Home Built Before 1978?

Did you know that many homes built before 1978 have **lead-based paint**? Lead from paint, chips and dust can pose serious health hazards.

Read this entire brochure to learn:

- How lead gets into the body
- How lead affects health
- What you can do to protect your family
- Where to go for more information

Before renting or buying a pre-1978 home or apartment, federal law requires sellers, landlords, agents and rental property managers to:

- Disclose known information about the presence of lead-based paint or lead-based paint hazards (or state there is none)
- Provide all available records and reports on lead-based paint and lead-based paint hazards (or state there are none)
- Include a specific warning statement about lead-based paint
- Give buyers up to 10 days to have a certified inspector or risk assessor check for lead.

If undertaking renovation, repair or painting (RRP) projects in your pre-1978 home or apartment:

- Read EPA's pamphlet, *The Lead-Safe Certified Guide to Renovate Right,* to learn about the lead-safe work practices that contractors are required to follow when working in your home (see page 12).



Steps to Protect Your Family from Lead Hazards

If you think your home has lead-based paint:

- Don't try to remove lead-based paint yourself.
- Always keep painted surfaces in good condition to minimize deterioration.
- Get your home checked for lead hazards. Find a certified risk assessor at cdxapps.epa.gov/leadpro.
- Talk to your landlord about fixing surfaces with peeling or chipping paint.
- Regularly clean floors, window sills and other surfaces using wet methods.
- Take precautions to avoid exposure to lead dust when remodeling.
- Hire only EPA-, Tribal- or state-approved Lead-Safe Certified renovation firms when renovating, repairing or painting. Find an EPA-certified firm using cdxapps.epa.gov/leadpro.
- Have your home checked for lead-based paint by a certified inspector or risk assessor before buying, renting or renovating your home.
- Consult your health care provider about testing your children for lead. Your pediatrician can check for lead with a simple blood test.
- Wash children's hands, bottles, pacifiers and toys often.
- Make sure children eat a well-balanced diet with foods high in iron, calcium and vitamin C as these nutrients may help prevent the absorption of lead.
- Remove shoes or wipe soil and other dirt off shoes before entering your house.

Lead Gets into the Body in Many Ways

Adults and children can get lead into their bodies if they:

- Breathe in lead dust (especially during activities such as renovations, repairs or painting that disturb painted surfaces)
- Swallow lead dust that has settled on food, food preparation surfaces and other places
- Eat paint chips or soil that contains lead

Lead is especially dangerous to children under the age of 6.

- At this age, children's brains and nervous systems are more sensitive to the damaging effects of lead.
- Children's growing bodies absorb more lead.
- Babies and young children often put their hands and other objects in their mouths. These objects can have dust that may contain lead on them.



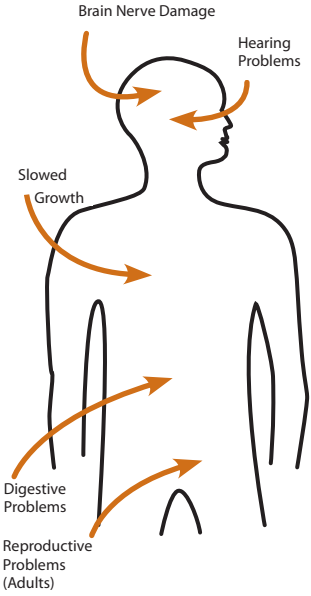
Lead is dangerous to a developing fetus.

- Lead can build up in the body over time, settling in the bones. This stored lead can be transferred during pregnancy to a fetus or after birth to an infant through breast milk.

Please see pages 13 and 14 for more information on sources of lead exposure.

Health Effects of Lead

Lead affects the body in many ways. It is important to know that no safe blood lead level has been identified and even exposure to low levels of lead can harm children.



In children, exposure to lead can cause:

- Nervous system and kidney damage
- Learning disabilities, attention-deficit disorder and decreased intelligence
- Speech, language and behavior problems
- Poor muscle coordination
- Decreased muscle and bone growth
- Hearing damage

While low-lead exposure is most common, exposure to high amounts of lead can have devastating effects on children, including seizures, unconsciousness and in some cases, death.

In adults, exposure to lead can cause an increased risk of:

- Miscarriage during pregnancy
- The baby being born too early or too small
- Harm to a developing fetus' brain, kidneys and nervous system
- Fertility problems (in men and women)
- High blood pressure
- Digestive problems
- Nerve disorders
- Memory and concentration problems
- Muscle and joint pain

Check Your Family for Lead

Get your children and home tested if you think your home has lead.

Children's blood lead levels (BLLs) tend to increase rapidly from 6 to 12 months of age, and BLLs tend to peak at 18 to 24 months of age.

A simple blood test is the best way to find out if a child has been exposed to lead. A child who has been exposed to lead may not have visible signs or symptoms and may look and act healthy. Consult your doctor for advice on getting your children tested.

Blood lead tests are required for the following groups:

- Children at 12 and 24 months enrolled in Medicaid
- Children between 24 and 72 months enrolled in Medicaid with no record of a previous blood lead test
- Children who should be tested under your Tribal, state or local health testing plan

Blood lead tests are recommended for the following groups:

- Children at 12 and 24 months living in areas that are at higher risk* or who belong to populations that are at higher risk*
- Children or other family members who have been exposed to lead

Your doctor can explain what the test results mean and if more testing will be needed.

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* Some children are more likely to be exposed to lead than others. These include children who live or spend time in a house or building built before 1978, are from low-income households, live or spend time with someone who works with lead or are immigrants, refugees or recently adopted from less developed countries.

Where Lead-Based Paint Is Found

In general, the older your home or childcare facility, the more likely it has lead-based paint.[1]

Many homes and childcare facilities built before 1978 may have lead-based paint. In 1978, the federal government banned consumer uses of lead-containing paint.[2]

Learn how to determine if paint is lead-based paint on page 7.

Lead can be found:

- In homes and childcare facilities in the city, country or suburbs
- In private and public single-family homes and apartments
- On surfaces inside and outside of the house
- In soil around a home (soil can pick up lead from exterior paint or other sources, such as past use of leaded gas in cars)

Learn more about where lead is found at epa.gov/lead.

[1] "Lead-based paint" is currently defined by the federal government as paint with lead levels greater than or equal to 1.0 milligram per square centimeter (mg/cm^2), or more than 0.5% by weight.

[2] "Lead-containing paint" is currently defined by the federal government as lead in new dried paint in excess of 90 parts per million (ppm) by weight.

Identifying Lead-Based Paint and Lead-Based Paint Hazards

Deteriorated lead-based paint (peeling, chipping, chalking, cracking or damaged paint) is a hazard and needs immediate attention. **Lead-based paint** may also be a hazard when found on surfaces that children can chew or that get a lot of wear and tear, such as:

- On windows and window sills
- Doors and door frames
- Stairs, railings, banisters and porches

Lead-based paint is usually not a hazard if it is in good (intact) condition and if it is not on an impact or friction surface like a window.

Lead dust can form when lead-based paint is scraped, sanded or heated. Lead dust also forms when painted surfaces containing lead bump or rub together. Lead paint chips and dust can get on surfaces and objects that people touch. Settled lead dust can reenter the air when the home is vacuumed or swept, or when people walk through it. EPA currently defines any reportable level of lead dust measured by an EPA-recognized lead laboratory as hazardous.

If you suspect your home has lead-based paint, you should clean regularly to minimize dust using the information on pages 9 and 11, especially when young children live in the home. EPA does not recommend lead abatements based on lead dust unless the lead dust is at or above the action levels listed on page 11.

Lead in soil can be a hazard when children play in bare soil or when people bring soil into the house on their shoes. EPA currently defines the following levels of lead in soil as hazardous:

- 400 parts per million (ppm) and higher in play areas of bare soil
- 1,200 ppm (average) and higher in bare soil in the remainder of the yard

Remember, lead from paint chips—which you can see—and lead in dust or soil—which you may not be able to see—can both be hazards.

The only way to find out if paint, dust or soil lead hazards exist is to test for them. The next page describes how to do this.

Checking Your Home for Lead

Hire a certified lead professional to get your home tested for lead in several different ways:

- A lead-based paint **inspection** tells you if your home has lead-based paint and where it is located. It won't tell you whether your home currently has lead hazards or how to deal with them. A trained and certified lead-based paint inspector will inspect the paint using:
  - A portable x-ray fluorescence (XRF) machine
  - Lab tests of paint samples collected by the inspector to be tested in an EPA-recognized lead laboratory



- A **risk assessment** tells you if your home currently has any lead hazards from paint, dust or soil, and what actions to take to address any hazards. A trained and certified lead-based paint risk assessor will:
  - Sample paint that is deteriorated on doors, windows, floors, stairs and walls
  - Sample dust near painted surfaces and sample bare soil in the yard
  - Get lab tests of paint, dust and soil samples
- A **combination inspection and risk assessment** tells you if your home has any lead-based paint, if it has any lead hazards and where both are located.

Be sure to read the report provided to you after your inspection or risk assessment is completed and ask questions about anything you do not understand. Closely monitor areas that are known to have lead-based paint.

Checking Your Home for Lead, continued

In preparing for renovation, repair or painting work in a pre-1978 home, Lead-Safe Certified renovators (see page 12) may do any of the following:

- Take paint chip samples to determine if lead-based paint is present in the area planned for renovation and send them to an EPA-recognized lead lab for analysis
- Use EPA-recognized tests kits to determine if lead-based paint is absent
- Presume that lead-based paint is present and use lead-safe work practices

There are state, Tribal and federal programs in place to ensure that testing is done safely, reliably and effectively. Contact your state, Tribal or local agency for more information, visit epa.gov/lead, or call toll-free **1-800-424-LEAD (5323)** for a list of contacts in your area.[3]

[3] Hearing- or speech-challenged individuals may access this number through TTY by calling 711.

What You Can Do Now to Protect Your Family

If you suspect that your house has lead-based paint hazards, you can take some immediate steps to reduce your family's risk:

- If you rent, notify your landlord of peeling or chipping paint.
- Keep painted surfaces clean and free of dust. Clean floors, window frames, window sills and other surfaces weekly. Use a mop or sponge with warm water and a general all-purpose cleaner. (Remember: never mix ammonia and bleach products together because they can form a dangerous gas.)
- Carefully clean up paint chips immediately without creating dust.
- Thoroughly rinse sponges and mop heads often during cleaning of dirty or dusty areas, and again afterward.
- Wash your hands and your children's hands often, especially before they eat and before nap time and bedtime.
- Keep play areas clean. Wash bottles, pacifiers, toys and stuffed animals regularly.
- Keep children from chewing window sills or other painted surfaces, or eating soil.
- When renovating, repairing or painting, hire only EPA-, Tribal- or state-approved Lead-Safe Certified renovation firms (see page 12).
- Clean or remove shoes before entering your home to avoid tracking in lead from soil.
- Make sure children eat a well-balanced diet of fruits, vegetables, grains, dairy and protein-rich foods. Foods that are higher in iron, calcium and vitamin C may help reduce the body's absorption of lead. Children with empty stomachs absorb more lead than children with food in their stomachs.

Reducing Lead Hazards

Disturbing lead-based paint or removing lead improperly can increase the hazard to your family by spreading even more lead dust around the house.



- In addition to day-to-day cleaning and good nutrition, you can **temporarily** reduce lead-based paint hazards by taking actions, such as repairing damaged painted surfaces and planting grass to cover lead-contaminated soil. These actions are not permanent solutions and will need ongoing attention.
- You can minimize exposure to lead when renovating, repairing or painting by hiring an EPA-, Tribal- or state-certified renovator who is trained in the use of lead-safe work practices. If you are a do-it-yourselfer, learn how to use lead–safe work practices in your home.
- To remove lead hazards, you should hire a certified lead abatement contractor. Abatement methods (which are designed to permanently address lead-based paint hazards) include removing, sealing or enclosing lead-based paint with special materials. Just painting over the hazard with regular paint will not permanently address the lead-based paint hazards.

Always use a certified contractor who is trained to address lead hazards safely.

- Hire a Lead-Safe Certified firm (see page 12) to perform renovation, repair or painting (RRP) projects that disturb painted surfaces.
- Hire a certified lead abatement contractor to permanently address lead hazards. This will ensure your contractor knows how to work safely and has the proper equipment to clean up thoroughly.
- Certified contractors will employ qualified workers and follow strict safety rules set by their state or Tribe or by the federal government.

Reducing Lead Hazards, continued

If your home has had a lead abatement, dust cleanup activities must be conducted once the work is completed. Dust cleanup activities must be conducted until clearance testing indicates that lead dust levels are below the following action levels:

- 5 micrograms per square foot (µg/ft^2) for floors, including carpeted floors
- 40 µg/ft^2 for interior window sills
- 100 µg/ft^2 for window troughs

Abatements are designed to permanently address lead-based paint hazards. However, when an abatement is complete, lead dust may still remain above reportable levels (see page 6) and can also be reintroduced into an abated area. Steps to keep lead dust low after an abatement include:

- Using a HEPA vacuum on all furniture and other items returned to the area
- Regularly cleaning floors, window sills, troughs and other hard surfaces with a damp cloth or sponge and a general all-purpose cleaner

Please see page 9 for more information on steps you can take to protect your home after the abatement. For help in locating certified lead abatement professionals in your area, call your state, Tribal or local agency (see pages 15 and 16), visit cdxapps.epa.gov/leadpro, or call toll-free 1-800-424-LEAD [5323].

Renovating, Repairing or Painting a Home with Lead-Based Paint

If you hire a contractor to conduct renovation, repair or painting (RRP) projects in your pre-1978 home or childcare facility (such as pre-school and kindergarten), your contractor must:

- Be a Lead-Safe Certified firm approved by EPA or an EPA-authorized state or Tribal program
- Use qualified trained individuals (Lead-Safe Certified renovators) who follow specific lead-safe work practices to prevent lead contamination
- Provide a copy of EPA's lead hazard information document, *The Lead-Safe Certified Guide to Renovate Right*



RRP contractors working in pre-1978 homes and childcare facilities must follow lead-safe work practices that:

- **Contain the work area.** The area must be contained so that dust and debris do not escape from the work area. Warning signs must be put up, and plastic or other impermeable material and tape must be used.
- **Avoid renovation methods that generate large amounts of lead-contaminated dust.** Some methods generate so much lead-contaminated dust that their use is prohibited. These prohibited methods are:
  - Open-flame burning or torching
  - Sanding, grinding, planing, needle gunning or blasting with power tools and equipment not equipped with a shroud and HEPA vacuum attachment
  - Using a heat gun at temperatures greater than 1100°F
- **Clean up thoroughly.** The work area should be cleaned up daily. When all the work is done, the area must be cleaned up using special cleaning methods and then checked to confirm adequate cleanup.
- **Dispose of waste properly.** Collect and seal waste in a heavy-duty bag or sheeting. When transported, ensure that waste is contained to prevent release of dust and debris.

To learn more about EPA's requirements for RRP projects, visit epa.gov/getleadsafe, or read *The Lead-Safe Certified Guide to Renovate Right*.

Other Sources of Lead

Lead in Drinking Water

The most common sources of lead in drinking water in homes are lead pipes, fixtures, brass or chrome-plated brass faucets and plumbing with lead solder.

Lead pipes are more likely to be found in older cities and homes built before 1986.

You can't smell or taste lead in drinking water.

To find out for certain if you have lead in drinking water, have your water tested (See below).

Remember that older homes with a private well can also have plumbing materials that contain lead.

Important Steps You Can Take to Reduce Lead in Drinking Water

- Use only cold water for drinking, cooking and making baby formula. Boiling water does not remove lead from water.
- Before drinking, flush your home's pipes by running the tap, taking a shower, doing laundry or doing a load of dishes.
- Regularly clean your faucet's screen (also known as an aerator).
- If you use a filter certified to remove lead, read the directions to learn when to change the cartridge. Using a filter after it has expired can make it less effective at removing lead.

Contact your water company to determine if the pipe that connects your home to the water main (called a service line) is made from lead. Your area's water company can also provide information about the lead levels in your system's drinking water.

For more information about lead in drinking water, please use EPA's Safe Drinking Water online form at epa.gov/safewaterhotline.

Call your local health department or water company to find out about testing your water, or visit epa.gov/safewater for EPA's lead in drinking water information. Some states or utilities offer programs to pay for water testing for residents. Contact your state or local water company to learn more.

Other Sources of Lead, continued

- **Lead smelters** or other industries that release lead into the air.
- **Your job.** Working in certain jobs may increase adults' potential exposure to lead, such as: renovation or repair of older homes and buildings, painting, construction, refinishing furniture, smelting, mining, auto repair, handling firearms and working at hazardous waste sites. If you work with lead, lead dust or soil could get onto your skin, in your hair and clothes, which can be transferred to the inside of your car or home. Shower and change clothes before coming home. Launder your work clothes separately from the rest of your family's clothes.
- **Hobbies** that use lead, such as making pottery or stained glass, fishing, shooting at a gun range or refinishing furniture that has lead-containing paint or varnish. Call your local health department for information about hobbies that may use lead.
- Old **toys** and **furniture** may have been painted with lead-containing paint or varnish. Older toys and other children's products may have parts that contain lead.[4]
- Food and liquids cooked or stored in **lead crystal** or **lead-glazed pottery or porcelain** may contain lead.
- Items made in other countries and imported into the United States may have lead including toys, painted furniture, metal or plastic jewelry, health remedies, foods, spices, candies, cosmetics, powders, make-up used in religious and cultural practices and folk remedies, such as **"greta"** and **"azarcon,"** used to treat an upset stomach.
- **Older playground equipment** can contain old lead-based paint, and **artificial turf and playground surfaces** made from shredded rubber can contain lead. Take precautions to ensure young children do not eat shredded rubber or put their hands in their mouth before washing them.

[4] In 1978, the federal government banned toys, other children's products, and furniture with lead-containing paint. In 2008, the federal government banned lead in most children's products. The federal government currently bans lead above 100 ppm by weight in most children's products.

For More Information

The National Lead Information Center
Learn how to protect children from lead poisoning and get other information about lead hazards on the Web at epa.gov/lead and hud.gov/lead, or call toll-free **1-800-424-LEAD (5323)**.

EPA's Safe Drinking Water Hotline
For information about lead in drinking water visit epa.gov/safewater or use EPA's Safe Drinking Water online form at epa.gov/safewaterhotline.

Consumer Product Safety Commission (CPSC) Hotline
For information on lead in toys and other consumer products, or to report an unsafe consumer product or a product-related injury, call toll-free **1-800-638-2772,** or visit CPSC's website at cpsc.gov or saferproducts.gov.

Food and Drug Administration
For information on lead in food and foodwares visit www.fda.gov/food/environmental-contaminants-food/lead-food-and-foodwares.

Centers for Disease Control and Prevention
For information on childhood lead poisoning prevention visit: www.cdc.gov/lead

State and Local Health and Environmental Agencies
Some states, Tribes, counties and cities have their own rules related to lead-based paint. Check with your local agency to see which laws apply to you. Most agencies can also provide information on finding a lead abatement firm in your area, and on possible sources of financial aid for reducing lead hazards. Receive up-to-date address and phone information for your state, Tribal or local contacts on the Web at epa.gov/lead, or contact the National Lead Information Center toll-free at **1-800-424-LEAD [5323]**.

Hearing- or speech-challenged individuals may access any of the phone numbers in this brochure through TTY by calling **711**.

U. S. Environmental Protection Agency (EPA) Regional Offices

The mission of EPA is to protect human health and the environment. Your Regional EPA Office can provide further information regarding regulations and lead protection programs: epa.gov/lead/contacts.

Region 1 (Connecticut, Massachusetts, Maine, New Hampshire, Rhode Island, Vermont and 10 federally recognized Tribes)

Regional Lead Contact
U.S. EPA Region 1
5 Post Office Square, Suite 100
Boston, MA 02109-3912
(888) 372-7341

Region 2 (New Jersey, New York, Puerto Rico, Virgin Islands and 8 Tribes)

Regional Lead Contact
U.S. EPA Region 2
2890 Woodbridge Avenue
Building 205, Mail Stop 225
Edison, NJ 08837-3679

Region 3 (Delaware, Maryland, Pennsylvania, Virginia, DC, West Virginia and 7 Tribes)

Regional Lead Contact
U.S. EPA Region 3
Four Penn Center
1600 JFK Blvd
Philadelphia, PA 19103-2029

Region 4 (Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee and 6 Tribes)

Regional Lead Contact
U.S. EPA Region 4
61 Forsyth Street, SW
Atlanta, GA 30303

Region 5 (Illinois, Indiana, Michigan, Minnesota, Ohio, Wisconsin and 37 Tribes)

Regional Lead Contact
U.S. EPA Region 5 (LL-17J)
77 West Jackson Boulevard
Chicago, IL 60604
(312) 353-3808

Region 6 (Arkansas, Louisiana, New Mexico, Oklahoma, Texas, and 66 Tribes)

Regional Lead Contact
U.S. EPA Region 6
1201 Elm Street, Suite 500
Dallas, TX 75270
(214) 665-7577

Region 7 (Iowa, Kansas, Missouri, Nebraska and 9 Tribes)

Regional Lead Contact
U.S. EPA Region 7
11201 Renner Blvd.
LCRD/TTPB
Lenexa, KS 66219
(800) 223-0425

Region 8 (Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming and 28 Tribes)

Regional Lead Contact
U.S. EPA Region 8
1595 Wynkoop St.
Denver, CO 80202
(303) 312-6169

Region 9 (Arizona, California, Hawaii, Nevada , Guam, American Samoa, Northern Marianas, Palau, Micronesia, Marshall Islands and 148 Tribes)

Regional Lead Contact
U.S. EPA Region 9 (LNC-2-2)
75 Hawthorne Street
San Francisco, CA 94105
(415) 947-8000

Region 10 (Alaska, Idaho, Oregon, Washington and 271 Tribes)

Regional Lead Contact
U.S. EPA Region 10 (20-C04)
1200 Sixth Avenue, Suite 155
Seattle, WA 98101
(206) 553-1200

Consumer Product Safety Commission (CPSC)

The CPSC protects the public against unreasonable risk of injury from consumer products through education, safety standards activities and enforcement. Contact CPSC for further information regarding consumer product safety and regulations.

CPSC
4330 East-West Highway
Bethesda, MD 20814-4421
1-800-638-2772
cpsc.gov or saferproducts.gov

U. S. Department of Housing and Urban Development (HUD)

HUD's mission is to create strong, sustainable, inclusive communities and quality affordable homes for all. Its Office of Lead Hazard Control and Healthy Homes' (OLHCHH's) lead hazard reduction grants, healthy homes grants, and guidance and enforcement of the Lead Disclosure Rule and Lead Safe Housing Rule, protect families from lead and other housing hazards.

HUD OLHCHH
lead.regulations@hud.gov
hud.gov/lead

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U.S. EPA
U.S. CPSC
U.S. HUD

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IMPORTANT!

Lead From Paint, Dust and Soil in and Around Your Home Can Be Dangerous if Not Managed Properly

- Children under 6 years old are most at risk for lead poisoning.
- Lead exposure can harm young children and babies even before they are born.
- Homes, schools and childcare facilities built before 1978 are likely to contain lead-based paint.
- Even children who seem healthy may have dangerous levels of lead in their bodies.
- Disturbing surfaces with lead-based paint or removing lead-based paint improperly can increase the danger to your family.
- People can get lead into their bodies by breathing or swallowing lead dust, or by eating soil or paint chips containing lead.
- People have many options for reducing lead hazards. Generally, lead-based paint that is in good condition is not a hazard (see page 10).