



Lead Safe Toledo



By: Monica L. Smith



Lead Safe Ordinance Overview

The City of Toledo Lead-Safe Ordinance, Section 2, Municipal Code Chapter 1760 requires residential rental properties with four units or less and Family Child Care Home built before 1978 to obtain a Lead-Safe Certificate.



NEXT PAGE



The Problem

Majority of housing stock built prior to 1978

Low property values are indicators of lead in homes

Every zip code is considered “high risk”

“Canaries in the coal mine”

NEXT PAGE



Overview of Housing in Toledo

- 134,051 Housing Units
- 114,082 Units Built Prior to 1978 (85%)
- 52,098 Rental Units Built Prior to 1978 (46%)

(2021 American Community Survey B01001, B25002, B25034)

Lead can be found in the air, soil, dust and paint inside or outside some homes and other buildings built before 1978.

NEXT PAGE





18,419 children
under the age of 6 live in Toledo.

NEXT PAGE



On any given day,
approximately
3,500 children in
Lucas County have
elevated lead
levels.



NEXT PAGE



Strategic Priorities



**Decrease Childhood
Lead Poisoning by
Increasing Lead-Safe
Healthy Housing**

Lead Stabilization Grant
Lead Based Paint Hazard Control Grant
Priority based timeline

NEXT PAGE



Strategic Priorities



Prevent Occupant Displacement & Property Abandonment

Tenant landlord Services Manager
Rental Registry and Lead Safe
Enforcement Specialist

NEXT PAGE



Strategic Priorities



Community Engagement and Partnership Building

Stakeholders and Community Partners

- Environmental Protection Agency
- Ohio Department of Health
- Toledo Lead Poisoning Prevention Coalition
- Toledo Lucas County Health Department
- Toledo Public Schools
- Lucas Metropolitan Housing

NEXT PAGE



Strategic Priorities



Increase Education and Training on Lead-Safety

Renovation, Repair and Painting
Lead Abatement Contractor
Lead Abatement Worker
Lead Inspector/Risk Assessor
Lead Clearance Technician
Train the Trainer Sessions
Lead 101

NEXT PAGE



**It only takes a tiny piece of
lead dust, the size of a grain
of salt, to **poison** a child.**



Law Department

Amendment Changes



- The proposed amendments would move the issuance of Lead-Safe Certificates from the Toledo-Lucas County Health District to the Department of Housing and Community Development.
- The Department of Housing and Community Development would also assume regulatory responsibility (previously held by the Toledo-Lucas County Health District) over the Local Lead Inspectors.
- The Director of the Department of Housing and Community Development would have the ability to reject improper Lead-Safe Reports and also issue orders for cause “disqualifying” Local Lead Inspectors from issuing reports for a period of time. These orders would be appealable to the Nuisance Abatement Housing Appeals Board.
- The proposed changes also move back compliance dates, which has been necessitated by enforcement delays associated with now-resolved litigation.
- The proposed first compliance date would be December 31, 2025, with all census tracts phased in over eight phases. The final proposed compliance date would be June 30, 2029.

NEXT PAGE



Penalties



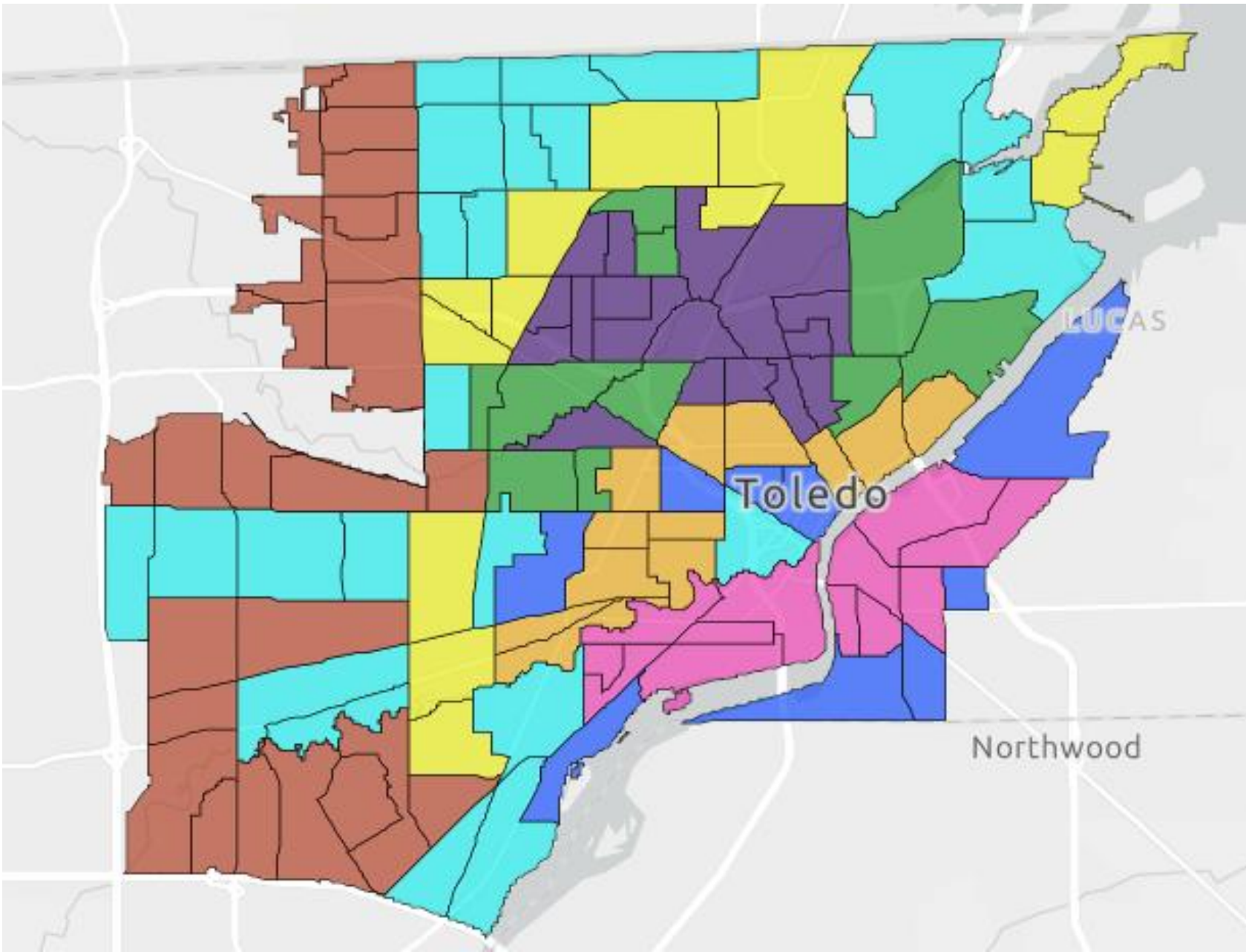
First Degree Misdemeanor

Whoever is convicted of or pleads guilty to a misdemeanor classified in the Municipal Code shall be imprisoned for a definite term or fined, or both, which term of imprisonment and fine shall be fixed by the court.

NEXT PAGE



Revised Timeline



Priority Tracts

-  December 31, 2025
-  June 30, 2026
-  December 31, 2026
-  June 30, 2027
-  December 31, 2027
-  June 30, 2028
-  December 31, 2028
-  June 30, 2029

NEXT PAGE



Phase-in Schedule



Deadline Date	Census Tracts
December 31, 2025	2.01, 2.02, 4, 6.01, 6.02, 7.01, 7.02, 7.03, 8, 9, 10.01, 10.02, 14, 16.01, 16.02, 17, 18
June 30, 2026	20, 21, 105, 25, 29, 30, 32, 33, 35, 36, 39.01, 39.02
December 31, 2026	40, 42, 44.01, 44.02, 47.01, 47.02, 48, 49, 51.01, 51.02, 54, 103
June 30, 2027	3.01, 3.02, 11, 12.02, 13.02, 13.03, 15, 19, 24.01, 24.02
December 31, 2027	26, 27, 28, 31, 45.01, 46, 50, 52, 53
June 30, 2028	55.01, 55.02, 57.04, 57.05, 57.03, 62, 63, 64, 65, 66, 68.01, 68.02
December 31, 2028	73.06, 73.07, 74.01, 74.02, 86.01, 86.02, 102, 12.01, 13.01, 106, 45.03, 45.04, 55.03, 56.01, 56.02, 57.01, 58.01, 58.03, 58.04, 59.01, 59.02, 60, 61, 67
June 30, 2029	69, 72.02, 72.06, 72.07, 72.04, 72.08, 72.09, 73.04, 73.05, 73.02, 75.01, 75.02, 77, 78.01, 78.02, 79.01, 79.03, 79.04, 80, 83.03, 83.02, 84.01, 85.01, 85.02, 104



Questions?

NEXT PAGE



THANK YOU!

