

**Vermont Lead Law
Disclosure and EMP Verification Form
Residential Rental Property**

This form is for use when a residential rental property built before 1978 is being sold. It should be completed prior to the time a purchase and sale agreement is executed. Depending upon the circumstances of the sale, this form may also need to be completed at the time of sale of the residential rental property.

Property Address: _____

Seller's Name(s) and Mailing Address:

Buyer's Name(s) and Mailing Address:

1. Check the appropriate box (check one):

- Undersigned seller(s) verifies that Essential Maintenance Practices (EMP) have been completed in all units in the subject property and a current EMP Compliance Statement has been filed with the Vermont Department of Health.

- Undersigned seller(s) provides notice to buyer that Essential Maintenance Practices (EMP) have **not** been completed in all units in the subject property and a current EMP Compliance Statement has **not** been filed with the Vermont Department of Health.

2. Check the appropriate box (check one):

- Property **is not** subject to an Assurance of Discontinuance, Administrative Order, or Court Order.
- OR
- Property **is** subject to an Assurance of Discontinuance, Administrative Order, or Court Order **and** all terms of such order have been fully completed.
- OR
- Property **is** subject to an Assurance of Discontinuance, Administrative Order, or Court Order **and** the terms have **not** been fully completed **and** a copy of such of Assurance of Discontinuance, Administrative Order, or Court Order **is attached**.

NOTE: Prior to sale, all obligations under the Assurance or Order must be fully completed or the Assurance or Order amended by the Court to transfer the remaining obligations to the buyer. 18 V.S.A. § 1767(c).

NOTICE TO BUYER: If the residential rental property is not currently in compliance with the EMP requirements, Vermont law allows the buyer 60 days after closing to bring the property into compliance, unless an extension of time is granted by the Commissioner of Health. Failure to comply with this requirement will result in a mandatory civil penalty. A request for an extension may be filed in writing with the Commissioner of Health, PO Box 70, Burlington, VT 05402-0070 and must be submitted at least 10 days before the due date. The Commissioner may grant the request only for good cause.

Certification of Accuracy

Undersigned seller(s) certify, to the best of their knowledge and belief that the information provided above is true and accurate:

Date _____ Seller _____

Date _____ Seller _____

Undersigned buyer(s) acknowledge receipt of materials and information specified above:

Date _____ Buyer _____

Date _____ Buyer _____

Please mail a copy of this completed form to: Vermont Department of Health
PO Box 70, Drawer 30
Burlington, VT 05402