

State Releases Rental Registry Rule

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The [New York State Rental Registry \(Lead Rental Registry\)](#) is a new compliance program that directly affects home improvement contractors working on rental properties. The law requires landlords of older multi-family buildings—primarily those built before 1980 in designated high-risk areas—to register their properties and ensure they are inspected and certified as free of lead hazards. For contractors, this means much of the renovation, repair, and maintenance work on these properties will now fall under stricter state oversight, particularly around lead-safe practices and documentation.

From a contractor's perspective, the registry creates both compliance obligations and new business opportunities. Properties must undergo recurring lead hazard inspections, and any identified lead hazards must be repaired by properly trained and certified professionals. As a result, contractors—especially those performing painting, window replacement, or disturbance of older materials—will increasingly need [EPA Lead Abatement and/or Lead Renovation, Repair and Painting \(RRP\) certification](#) and must follow lead-safe work practices. All lead hazard control must undergo a [clearance evaluation](#).

Key Points for Contractors

- **Know which projects are affected:** The law primarily applies to **pre-1980 multi-unit rentals in designated communities**, where lead hazards are more likely.
- **Certification is essential:** Contractors performing regulated work must be [EPA lead-certified](#) and follow approved lead-safe practices.
- **Inspections drive workflow:** Properties require [hazard inspection and certification every 3 years](#), creating ongoing demand for remediation and repair work.
- **Strict remediation requirements:** Any identified hazards must be **properly repaired, contained, or removed**—followed by clearance dust sampling.
- **Documentation and compliance matter:** Work must be done in a way that supports **passing hazard inspection and securing a lead-safe certificate**, or the property cannot legally remain in compliance.

Bottom line: The NYS Rental Registry raises the standard for how work is performed on older rental housing. Contractors who are [trained](#), certified, and familiar with lead-safe regulations will be in high demand, while those who are not may be unable to work on a large portion of regulated rental properties.