

New York State Lead Rental Registry: What Erie and Niagara County Landlords Need to Know



By Richard R. Capote

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The New York State Lead Registry Law took effect as of November 3, 2025 (revised regulations were published in the State Register on December 3, 2025). The New York State Lead Rental Registry is a program initiated by New York State intended to remediate any lead hazards in certain properties located in “communities of concern” throughout the state. Landlords/owners of certain residential properties will be required to register such properties with the New York State Lead Rental Registry, conduct lead hazard inspections, and promptly remediate any identified hazards.

Certain municipalities in Erie and Niagara Counties have been identified as “communities of concern” by New York State. The Erie County Department of Health has identified 12 zip codes within Erie County to which the registration requirement will apply, while the Niagara County Department of Health has identified two zip codes within Niagara County to which the registration requirement will be applicable. In Erie and Niagara Counties, owners of residential properties will need to register if the properties meet the following criteria: (1) contain two or more rental units, (2) were built prior to 1980, and (3) are located in the following zip codes for Erie County: 14201, 14204, 14206, 14207,

14208, 14210, 14211, 14212, 14213, 14214, 14215, and 14225 (west of I-90) or the following zip codes for Niagara County: 14301 and 14305. These requirements apply to owner-occupied properties that satisfy the above criteria as well.

Commencing as of November 3, 2025, rental properties that satisfy the above criteria must be inspected for lead hazards at least once every three years. If the inspector identifies any hazards, the property owner will be issued a Notice of Violation and will have 45 days to remediate the identified hazards. Remediation must be performed by trained, certified workers. Once the remediation is complete, another lead test will be performed. If the property passes the inspections, the property owner will receive a Certificate of Compliance that will be valid for three years. There are 23 other “communities of concern” that New York State has identified, each of which may have its own, separate requirements.

Contact Richard R. Capote (rcapote@lippes.com) or any other member of the real estate team at Lippes Mathias with any inquiries regarding “communities of concern” across New York or any other items mentioned in this alert.

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