



Burlington Lead Program  
149 Church St. Rm. 32  
Burlington, VT 05401

## HOW TO OBTAIN FORGIVENESS

### Rental Property (Investment and Non-Profit)

#### To earn forgiveness on the GRANT

For **three years** from the clearance date:

- Continue to rent to the original eligible household, or other income eligible households if the original tenant moves having encouraged households with children under age six to apply in the application process \*
- Comply with the VT Lead Law aka Essential Maintenance Practices (EMP) and file the required Compliance Statement with the VT Department of Health (VDH) annually.
- Grant forgiveness is all or nothing - you must complete both requirements for 3 years to qualify. If you do not, you must pay back the total grant amount at the time of sale.

#### To earn forgiveness on the LOAN

For **five years** from the clearance date:

- Continue to rent to the original eligible household, or other income eligible households if the original tenant moves having encouraged households with children under age six to apply in the application process \*
- Complete EMP's and file the required Compliance Statement with VDH annually
- You will earn 10% per year for each of these requirements, completing both will earn 20% forgiveness on the loan per year. If you complete both requirements for 5 years, you will earn 100% forgiveness on the loan. It is possible to receive partial loan forgiveness
- Please remember to collect income information from any new tenants such as paystubs, a copy of the previous year Federal tax return or statements of other income. You may want to include this as part of your rental application. Also keep a copy of the EMP compliance statement that you have filed for your forgiveness records. We will verify with VDH but it is good practice to have a copy in case there are questions.

### Homeowners

#### To earn forgiveness on the GRANT

For **three years** from the clearance date:

- Continue to own and occupy the property as your primary residence and maintain the property in good condition in accordance with EMP's.
- Grant forgiveness is all or nothing - you must complete the requirements for 3 years to qualify. If you do not, you must pay back the total grant amount at the time of sale

#### To earn forgiveness on the LOAN

For **five years** from the clearance date:

- Continue to own and occupy the property as your primary residence and maintain the property in good condition in accordance with EMP's
- You will earn 20% per year for these requirements. If you complete these requirements for 5 years, you will earn 100% forgiveness on the loan. It is possible to receive partial loan forgiveness

**If you have not attended an Essential Maintenance Practices course, you must do so within 6 months of the clearance date. If you do not, you will forfeit 20% of the grant or loan whichever is greater.**