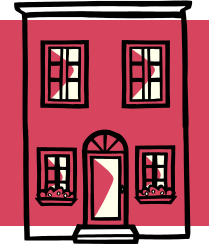


The Spiegel Act



The Broome County Health Department's Lead Poisoning Prevention Program (BCHD) has informed Department of Social Services (DSS) that health and safety violations exist at your home.

If DSS directly pays your rent to your landlord, you should know that under the Spiegel Act:

- DSS will withhold the part of the rent they are paying directly to the landlord until the landlord corrects all violations to the satisfaction of BCHD and/or municipal code enforcement.**
- The Landlord cannot evict tenants because of rent withholding under the Spiegel Act.**
- When work is completed and cleared, BCHD will notify DSS and they will then release the withheld rent to the landlord.**
- If you have any questions about this process you may call the BCHD at 778-2847.**
- If you have legal questions you may contact Renter's Rights at 721-8771 or your attorney.**