

UNITED STATES  
ENVIRONMENTAL PROTECTION AGENCY-REGION 7

U. S. ENVIRONMENTAL PROTECTION AGENCY  
REGION 7  
11201 RENNER BOULEVARD  
LENEXA, KANSAS 66219

2014 FEB 11 AM 11:33

**BEFORE THE ADMINISTRATOR**

**In the Matter of** )  
 )  
**Robert and Amber Dean** ) **Docket No. TSCA-07-2014-0004**  
**Hampton, Iowa** )  
 )  
**Respondents** )

**CONSENT AGREEMENT AND FINAL ORDER**

The U.S. Environmental Protection Agency (EPA), Region 7, and Robert and Amber Dean (Respondents), have agreed to a settlement of this action before filing of a complaint, and thus this action is simultaneously commenced and concluded pursuant to Rules 22.13(b) and 22.18(b)(2) of the Consolidated Rules of Practice Governing the Administrative Assessment of Civil Penalties, Issuance of Compliance or Corrective Action Orders, and the Revocation, Termination or Suspension of Permits (Consolidated Rules), 40 C.F.R. §§ 22.13(b) and 22.18(b)(2).

**FACTUAL ALLEGATIONS**

**Jurisdiction**

1. This proceeding is an administrative action for the assessment of civil penalties instituted pursuant to Section 16(a) of the Toxic Substances Control Act (TSCA), 15 U.S.C. § 2615(a).
2. This Consent Agreement and Final Order (CAFO) serves as notice that EPA has reason to believe that Respondents have violated Section 409 of TSCA, 15 U.S.C. § 2689, by failing to comply with the regulatory requirements of 40 C.F.R. Part 745, Subpart F, *Disclosure of Known Lead-Based Paint and/or Lead-Based Paint Hazards Upon Sale or Lease of Residential Property*, promulgated pursuant to Section 1018 of the Residential Lead-Based Paint Hazard Reduction Act of 1992, 42 U.S.C. § 4852d.

**Parties**

3. The Complainant, by delegation from the Administrator of the EPA, is the Chief, Toxics and Pesticides Branch, EPA, Region 7.
4. The Respondents are Robert and Amber Dean of Hampton, Iowa.

### **Statutory and Regulatory Background**

5. Congress passed the Residential Lead-Based Paint Hazard Reduction Act of 1992 (the Act), 42 U.S.C. §§ 4851 to 4856, to address the need to control exposure to lead-based paint hazards. The Act amended TSCA by adding Sections 401 to 412, 15 U.S.C. §§ 2681 to 2692. Section 1018 of the Act required EPA and the Department of Housing and Urban Development (HUD) to jointly issue regulations requiring the disclosure of known lead-based paint and/or lead-based paint hazards by persons selling or leasing housing constructed before the phaseout of residential lead-based paint use in 1978. The regulations, issued March 6, 1996, and codified at 40 C.F.R. Part 745, Subpart F, require that sellers and lessors of most residential housing built before 1978: a) disclose the presence of known lead-based paint and/or lead-based paint hazards in the target housing; b) provide purchasers and lessees with any available records or reports pertaining to the presence of lead-based paint and/or lead-based paint hazards; c) provide purchasers and lessees with a federally approved lead hazard information pamphlet; d) provide purchasers with a 10-day opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards before the purchaser is obligated under any purchase contract; and e) include certain disclosure and acknowledgment language in the sales or leasing contract. The failure or refusal to comply with the regulations is a violation of Section 1018 of the Act and Section 409 of TSCA.

### **Alleged Violations**

6. The Complainant hereby states and alleges that Respondents have violated TSCA and federal regulations promulgated thereunder, as follows:

7. Respondents are, and were at all times referred to herein, a “person” within the meaning of TSCA.

8. Respondents are the lessor, as that term is defined by 40 C.F.R. § 745.103, of property located at 614 Central Avenue East, Hampton, Iowa 50441.

9. The property referenced above was constructed before 1978; therefore, it is “target housing” as that term is defined by 40 C.F.R. § 745.103.

10. Information collected shows that Respondents entered into a contract to lease the above property on or about February 20, 2012.

11. Information collected shows that Respondents failed to provide the lessee with an EPA-approved lead hazard information pamphlet before lessee was obligated under contract to lease target housing.

12. Respondents’ failure to provide an EPA-approved lead hazard information pamphlet is a violation of 40 C.F.R. § 745.107(a)(1), and in accordance with 40 C.F.R. § 745.118(e), a

violation of Section 1018 of the Act, 42 U.S.C. § 4852d, and Section 409 of TSCA, 15 U.S.C. § 2689, and thus Respondents are subject to civil penalties under Section 16 of TSCA, 15 U.S.C. § 2615.

### CONSENT AGREEMENT

13. For purposes of this proceeding, Respondents admit the jurisdictional allegations set forth above.

14. Respondents neither admit nor deny the factual allegations set forth above.

15. Respondents waive any right to contest the allegations set forth above, and their right to appeal the proposed Final Order portion of the CAFO.

16. Respondents and EPA agree to conciliate this matter without the necessity of a formal hearing and to bear their respective costs and attorneys' fees.

17. Each signatory of this agreement certifies that he or she is fully authorized to enter into the terms of this CAFO.

18. Respondents certify by the signing of this CAFO that to the best of Respondents' knowledge they are presently in compliance with all requirements of 40 C.F.R. Part 745, Subpart F.

19. Respondents consent to the issuance of the Final Order hereinafter recited and consent to the payment of a mitigated civil penalty in the amount of One Thousand Dollars (\$1,000) to be paid within thirty (30) days of the effective date of the Final Order.

20. Respondents understand that their failure to timely pay any portion of the mitigated civil penalty stated in Paragraph 19, above, may result in the commencement of a civil action in Federal District Court to recover the full remaining balance, along with penalties, late payment handling charges, and accumulated interest. In such case, interest shall accrue thereon at the applicable statutory rate on the unpaid balance until such civil penalty and any accrued interest are paid in full. A late payment handling charge of \$15 will be imposed after thirty (30) days and an additional \$15 will be charged for each subsequent thirty (30) day period. Additionally, as provided by 31 U.S.C. § 3717(e)(2), a six percent (6%) per annum penalty (late charge) may be assessed on any amount not paid within ninety (90) days of the due date.

**FINAL ORDER**

Pursuant to the provisions of the Toxic Substances Control Act (TSCA), 15 U.S.C. §§ 2601-2692, and based upon the information set forth in the Consent Agreement accompanying this Final Order, **IT IS HEREBY ORDERED THAT:**

1. Respondents shall pay a mitigated civil penalty of One Thousand Dollars (\$1,000) within thirty (30) days of the effective date of this Final Order. Such payment shall identify the Respondents by name and docket number and shall be by certified or cashier's check made payable to the "United States Treasury" and sent to:

U.S. Environmental Protection Agency  
Fines and Penalties  
Cincinnati Finance Center  
P.O. Box 979077  
St. Louis, Missouri 63197-9000.

2. A copy of the check shall simultaneously be sent to the following:

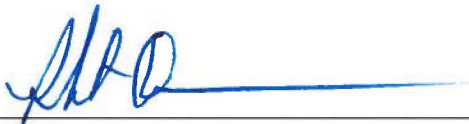
Regional Hearing Clerk  
U.S. Environmental Protection Agency, Region 7  
11201 Renner Boulevard  
Lenexa, Kansas 66219; and

Kelley Catlin  
Office of Regional Counsel  
U.S. Environmental Protection Agency, Region 7  
11201 Renner Boulevard  
Lenexa, Kansas 66219.

3. Respondents and Complainant shall each bear their own costs and attorneys' fees incurred as a result of this matter.

**RESPONDENTS**  
**Robert and Amber Dean**

Date: 2-2-14

By: 

Robert Dean  
Print Name


Date: 2-2-14

By: ~~Amber Dean~~ Amber Dean


Amber Dean  
Print Name

**COMPLAINANT**  
**U. S. ENVIRONMENTAL PROTECTION AGENCY**

Date: 2/10/14

By:   
Jamie Green  
Chief  
Toxics and Pesticides Branch  
Water, Wetlands and Pesticides Division

Date: 2/10/14

By:   
Kelley Catlin  
Assistant Regional Counsel  
Office of Regional Counsel

**IT IS SO ORDERED.** This Order shall become effective upon filing by the  
Regional Hearing Clerk.

Date: 2-11-14

Karina Borromeo  
KARINA BORROMEEO  
Regional Judicial Officer  
U.S. Environmental Protection Agency, Region 7

IN THE MATTER OF Robert and Amber Dean, Respondent  
Docket No. TSCA-07-2014-0004

CERTIFICATE OF SERVICE

I certify that a true and correct copy of the foregoing Order was sent this day in the following manner to the addressees:

Copy by email to Attorney for Complainant:

[catlin.kelley@epa.gov](mailto:catlin.kelley@epa.gov)

Copy by email to Respondent:

Robert and Amber Dean  
621 4<sup>th</sup> Avenue NW  
Hampton, Iowa 50441

Dated: 2/11/14



Kathy Robinson  
Hearing Clerk, Region 7