

U. S. ENVIRONMENTAL PROTECTION AGENCY

REGION 7

901 N. 5th STREET

KANSAS CITY, KANSAS 66101

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ENVIRONMENTAL PROTECTION
AGENCY REGION VII
REGIONAL HEARING CLERK

BEFORE THE ADMINISTRATOR

In the Matter of)

GREGORY C. FULLER)
St. Charles, Missouri)

Respondent)

) Docket No. TSCA-07-2009-0007

) COMPLAINT AND NOTICE OF
) OPPORTUNITY FOR HEARING

COMPLAINT

Section I

Jurisdiction

1. This Complaint and Notice of Opportunity for Hearing (Complaint) serves as notice that the United States Environmental Protection Agency (EPA), Region 7 has reason to believe that Respondent has violated Section 409 of the Toxic Substances Control Act (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.

2. This administrative action for the assessment of civil penalties is instituted pursuant to Section 16(a) of TSCA, 15 U.S.C. § 2615(a), and in accordance with EPA's 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. Part 22, a copy of which is enclosed along with this Complaint.

Section II

Parties

3. The Complainant, by delegation from the Administrator of EPA and the Regional Administrator, EPA, Region 7, is the Chief of the Toxics and Pesticides Branch at EPA, Region 7.

4. The Respondent is Gregory C. Fuller, 5923 Saddlehorn Court, St. Charles, Missouri 63304.

Section III

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 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 an EPA-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 Respondent has violated TSCA and federal regulations promulgated thereunder, as follows:

7. Respondent is, and at all times referred to herein was a "person" within the meaning of TSCA.

Count 1

8. Respondent is the lessor as defined by 40 C.F.R. § 745.103, of property located at 1398 Blackstone Avenue, St. Louis, Missouri 63112.

9. The property was constructed before 1978.

10. The Property is "target housing" as defined by 40 C.F.R. § 745.103.

11. Information collected shows that Respondent entered into a contract to lease the property at 1398 Blackstone Avenue, St. Louis, Missouri 63112, on or about October 1, 2007.

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

13. Respondent's 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.

14. Respondent is subject to civil penalties pursuant to Section 16 of TSCA, 15 U.S.C. § 2615, for violation of Section 1018 and the Act and Section 409 of TSCA.

15. Pursuant to Section 16 of TSCA, 15 U.S.C. § 2615, and based upon the facts set forth above, it is proposed that a civil administrative penalty in the amount of \$11,000 be assessed against Respondent for this violation.

Count 2

16. The fact stated in Paragraph 7, above is restated and incorporated as if fully stated herein

17. Respondent is the lessor as defined by 40 C.F.R. § 745.103, of property located at 2907 Clara Avenue, 1st Floor, St. Louis, Missouri 63112.

18. The property was constructed before 1978.

19. The property is "target housing" as defined by 40 C.F.R. § 745.103.

20. Information collected shows that Respondent entered into a contract to lease the property at 2907 Clara Avenue, 1st Floor, St. Louis, Missouri 63112, on or about October 1, 2007.

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

22. Respondent's 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.

23. Respondent is subject to civil penalties pursuant to Section 16 of TSCA, 15 U.S.C. § 2615, for violation of Section 1018 and the Act and Section 409 of TSCA.

24. Pursuant to Section 16 of TSCA, 15 U.S.C. § 2615, and based upon the facts set forth above, it is proposed that a civil administrative penalty in the amount of \$2,580 be assessed against Respondent for this violation.

Count 3

25. The fact stated in Paragraph 7, above is restated and incorporated as if fully stated herein

26. Respondent is the lessor as defined by 40 C.F.R. § 745.103, of property located at 2907 Clara Avenue, 2nd Floor, St. Louis, Missouri 63112.

27. The property was constructed before 1978.

28. The property is "target housing" as defined by 40 C.F.R. § 745.103.

29. Information collected shows that Respondent entered into a contract to lease the property at 2907 Clara Avenue, 2nd Floor, St. Louis, Missouri 63112, on or about October 1, 2007.

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

31. Respondent's 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.

32. Respondent is subject to civil penalties pursuant to Section 16 of TSCA, 15 U.S.C. § 2615, for violation of Section 1018 and the Act and Section 409 of TSCA.

33. Pursuant to Section 16 of TSCA, 15 U.S.C. § 2615, and based upon the facts set forth above, it is proposed that a civil administrative penalty in the amount of \$7,740 be assessed against Respondent for this violation.

Count 4

34. The fact stated in Paragraph 7, above is restated and incorporated as if fully stated herein

35. Respondent is the lessor as defined by 40 C.F.R. § 745.103, of property located at 4269 Juniata Street, St. Louis, Missouri 63112.

36. The property was constructed before 1978.

37. The property is "target housing" as defined by 40 C.F.R. § 745.103.

38. Information collected shows that Respondent entered into a contract to lease the property at 4269 Juniata Street, St. Louis, Missouri 63112, on or about February 2, 2008.

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

40. Respondent's 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.

41. Respondent is subject to civil penalties pursuant to Section 16 of TSCA, 15 U.S.C. § 2615, for violation of Section 1018 and the Act and Section 409 of TSCA.

42. Pursuant to Section 16 of TSCA, 15 U.S.C. § 2615, and based upon the facts set forth above, it is proposed that a civil administrative penalty in the amount of \$2,580 be assessed against Respondent for this violation.

Relief Sought

43. Section 16(a)(1) of TSCA, 15 U.S.C. § 2615(a)(1), provides that any person who violates Section 409 of TSCA, 15 U.S.C. § 2689, shall be liable to the United States for a civil penalty in an amount not to exceed \$25,000 for each such violation. This maximum penalty amount is limited by Section 1018(b)(5) of the Residential Lead-Based Paint Hazard Reduction Act of 1992, 42 U.S.C. § 4852d(b)(5), which limits penalties assessed for violations of Section 409 of TSCA to not more than \$10,000 per violation. The Debt Collection Improvement Act of 1996, as implemented by the Civil Monetary Penalty Inflation Adjustment Rule, 40 C.F.R. Part 19, authorizes penalties of up to \$11,000 for violations that occur after July 28, 1997 through January 12, 2009. For violations that occur after January 12, 2009, penalties of up to \$16,000 per violation are authorized.

44. The proposed penalty of \$23,900.00 is based upon the facts alleged in this Complaint and upon the factors set forth in Section 16(a)(2)(B) of TSCA, 15 U.S.C. § 2615(a)(2)(B), including the nature, circumstances, extent and gravity of the violations, and with respect to the Respondent: a) a Respondent's ability to pay, b) the effect on a Respondent's ability to continue to do business, c) any history of prior violations, d) the degree of culpability, and e) such other matters as justice may require. The proposed penalty is in accordance with EPA's *Section 1018 - Disclosure Rule Enforcement Response and Penalty Policy*, dated December 2007, a copy of which is enclosed along with this Complaint.

45. The proposed penalty is based on the best information available to EPA at the time the Complaint is issued. The penalty may be adjusted if a Respondent establishes bona fide issues of ability to pay or other defenses relevant to the appropriate amount of the proposed penalty. An explanation of the proposed penalty is contained in the Civil Penalty Assessment Worksheet attached and incorporated herein by reference.

Payment of Proposed Penalty in Full

46. A Respondent may resolve this proceeding at any time by paying the full penalty proposed in the Complaint and filing a copy of the check or other instrument of payment with the Regional Hearing Clerk. Payment of the total penalty, \$23,900 may be made by certified or cashier's check payable to the "United States Treasury," and remitted to:

US Environmental Protection Agency
Fines and Penalties
Cincinnati Finance Center
PO Box 979077
St. Louis, MO 63197-9000

Wire transfers should be directed to the Federal Reserve Bank of New York:

Federal Reserve Bank of New York
ABA = 021030004
Account = 68010727
SWIFT address = FRNYUS33
33 Liberty Street
New York, NY 10045
Field Tag 4200 of the Fedwire message should read
"D 68010727 Environmental Protection Agency"

47. A copy of the check or other information confirming payment must simultaneously be sent to the following:

Regional Hearing Clerk
U.S. Environmental Protection Agency, Region 7
901 N. 5th Street
Kansas City, Kansas 66101;

And

Kent Johnson Attorney
Office of Regional Counsel
U.S. Environmental Protection Agency, Region 7
901 N. 5th Street
Kansas City, Kansas 66101.

48. Checks should reference the name and docket number of this Complaint.

Payment of Proposed Penalty in Lieu of an Answer

49. A Respondent who wishes to resolve a proceeding by paying the proposed penalty in full instead of filing an answer to the Complaint may do so within thirty (30) days of receipt of the Complaint, in accordance with the procedures set forth above. A Respondent who wishes to resolve a proceeding by paying the proposed penalty in full instead of filing an answer but who needs additional time to pay the penalty, may file a written statement with the Regional Hearing Clerk within thirty (30) days of receipt of the Complaint, in accordance with Rule 22.18(a)(1) of the Consolidated Rules. The written statement shall state that Respondent agrees to pay the proposed penalty in full within sixty (60) days of receipt of the Complaint. The written statement need not contain any response to, or admission of, the allegations in the Complaint. A Respondent must then pay the full amount of the proposed penalty within sixty (60) days of receipt of the Complaint. Failure to pay the full penalty within sixty (60) days of receipt of the Complaint may subject a Respondent to default, as set forth below.

NOTICE OF OPPORTUNITY FOR HEARING

Answer and Request for Hearing

50. A Respondent must file a written answer within thirty (30) days of receipt of this Complaint if Respondent: a) contests any material fact upon which this Complaint is based; b) contends that the penalty proposed in this Complaint is inappropriate; or c) contends that it is entitled to judgment as a matter of law. The answer shall clearly and directly admit, deny, or explain each of the factual allegations contained in this Complaint with regard to which a Respondent has any knowledge. Where a Respondent has no knowledge of a particular factual allegation, the answer shall so state. Failure to admit, deny or explain any of the factual allegations in the Complaint constitutes an admission of the allegation. The answer shall also state: a) the circumstances or arguments which are alleged to constitute the grounds of any defense; b) the facts that a Respondent disputes; c) the basis for opposing the proposed penalty; and d) whether a hearing is requested.

51. The original and one copy of the answer shall be filed with the following, in accordance with Section 22.15 of the Consolidated Rules:

Regional Hearing Clerk
U.S. Environmental Protection Agency, Region 7
901 N. 5th Street
Kansas City, Kansas 66101.

A copy of the answer shall be sent to:

Kent Johnson, Attorney
Office of Regional Counsel
U.S. Environmental Protection Agency, Region 7
901 N. 5th Street
Kansas City, Kansas 66101.

Default

52. If, within thirty (30) days of receipt of a Complaint, a Respondent fails to: (a) submit full payment of the proposed penalty; (b) submit a written statement to the Regional Hearing Clerk that Respondent agrees to pay the penalty within sixty (60) days of receipt of the Complaint; or (c) file a written answer to the Complaint; a Respondent may be found in default. Default by a Respondent constitutes, for the purposes of this proceeding, an admission of all facts alleged in the Complaint and a waiver of a Respondent's right to contest such factual allegations. A Default Order may thereafter be issued by the Presiding Officer and the civil penalty proposed in the Complaint shall be assessed unless the Presiding Officer finds that the proposed penalty is clearly inconsistent with the record of the proceeding or TSCA.

Section VII

Settlement Conference

53. EPA encourages settlement of a proceeding at any time if the settlement is consistent with the provisions and objectives of TSCA and the regulations upon which this action is based. Regardless of whether a Respondent requests a hearing, a Respondent may request an informal settlement conference to discuss the facts of this case, the proposed penalty, and the possibility of settlement. To request an informal settlement conference, please contact:

Kent Johnson Attorney
Office of Regional Counsel
U.S. Environmental Protection Agency, Region 7
901 North 5th Street
Kansas City, Kansas 66101
Telephone (913) 551- 7284

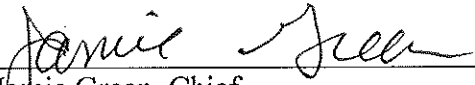
54. Any settlement which may be reached as a result of such a conference shall be recorded in a written consent agreement signed by all parties or their representatives and shall

IN THE MATTER OF Gregory C. Fuller
Docket No. TSCA-07-2009-0007


conform with the provisions of Section 22.18(b)(2) of the Consolidated Rules. No settlement or consent agreement shall dispose of this proceeding without a final order from the Regional Judicial Officer or the Regional Administrator.

55. Please note that a request for an informal settlement conference does not extend the thirty (30) day period during which a written answer must be filed.

Date 11/18/09

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

Date: 11/16/09

By: 
Kent Johnson, Attorney
Office of Regional Counsel

Attachment

**CIVIL PENALTY ASSESSMENT WORKSHEET
IN THE MATTER OF: Gregory C. Fuller**

Count I (745.107(a)(1) Extent: Minor

(1) Gravity-Based Penalty (GBP) from Matrix	\$2,580
(2) Adjustment Factors	
a. Ability to Pay/Ability to Continue in Business %	0
Adjusted Penalty (if no adjustment, skip to the next line)	
b. History of Prior Violations %	0
Adjusted Penalty (if no adjustment, skip to the next line)	
c. Degree of Culpability %	0
Adjusted Penalty (if no adjustment, skip to the next line)	
(3) Other Factors as Justice May Require	
a. No Known Risk of Exposure %	0
Adjusted Penalty (if no adjustment, skip to the next line)	
b. Attitude: %	0
Adjusted Penalty (if no adjustment, skip to the next line)	
c. SEPs: %	0
Adjusted Penalty (if no adjustment, skip to the next line)	
d. Voluntary Disclosure %	0
Adjusted Penalty (if no adjustment, skip to the next line)	
e. Size of Business: %	0
Adjusted Penalty (if no adjustment, skip to the next line)	
f. Adjustment for Small Independent Owner/Lessor: %	0
Adjusted Penalty (if no adjustment, skip to the next line)	
(4) Final Adjusted Penalty (If no adjustments were made, enter penalty from Line 1)	\$2,580

Count II (745.107(a)(1) Extent: Significant

(1) Gravity-Based Penalty (GBP) from Matrix	\$7,740
(2) Adjustment Factors	
a. Ability to Pay/Ability to Continue in Business %	0
Adjusted Penalty (if no adjustment, skip to the next line)	
b. History of Prior Violations %	0
Adjusted Penalty (if no adjustment, skip to the next line)	
c. Degree of Culpability %	0
Adjusted Penalty (if no adjustment, skip to the next line)	
(3) Other Factors as Justice May Require	
a. No Known Risk of Exposure %	0
Adjusted Penalty (if no adjustment, skip to the next line)	
b. Attitude: %	0
Adjusted Penalty (if no adjustment, skip to the next line)	
c. SEPs: %	0
Adjusted Penalty (if no adjustment, skip to the next line)	
d. Voluntary Disclosure %	0
Adjusted Penalty (if no adjustment, skip to the next line)	
e. Size of Business: %	0
Adjusted Penalty (if no adjustment, skip to the next line)	
f. Adjustment for Small Independent Owner/Lessor: %	0
Adjusted Penalty (if no adjustment, skip to the next line)	
(4) Final Adjusted Penalty (If no adjustments were made, enter penalty from Line 1)	\$7,740

Count III (745.107(a)(1) Extent: Major

(1) Gravity-Based Penalty (GBP) from Matrix	\$11,000
(2) Adjustment Factors	
a. Ability to Pay/Ability to Continue in Business %	0
Adjusted Penalty (if no adjustment, skip to the next line)	
b. History of Prior Violations %	0
Adjusted Penalty (if no adjustment, skip to the next line)	
c. Degree of Culpability %	0
Adjusted Penalty (if no adjustment, skip to the next line)	
(3) Other Factors as Justice May Require	
a. No Known Risk of Exposure %	0
Adjusted Penalty (if no adjustment, skip to the next line)	
b. Attitude: %	0
Adjusted Penalty (if no adjustment, skip to the next line)	
c. SEPs: %	0
Adjusted Penalty (if no adjustment, skip to the next line)	
d. Voluntary Disclosure %	0
Adjusted Penalty (if no adjustment, skip to the next line)	
e. Size of Business: %	0
Adjusted Penalty (if no adjustment, skip to the next line)	
f. Adjustment for Small Independent Owner/Lessor: %	0
Adjusted Penalty (if no adjustment, skip to the next line)	
(4) Final Adjusted Penalty (If no adjustments were made, enter penalty from Line 1)	\$11,000

Count IV (745.107(a)(1) Extent: Minor

(1) Gravity-Based Penalty (GBP) from Matrix	\$2,580
(2) Adjustment Factors	
a. Ability to Pay/Ability to Continue in Business %	0
Adjusted Penalty (if no adjustment, skip to the next line)	
b. History of Prior Violations %	0
Adjusted Penalty (if no adjustment, skip to the next line)	
c. Degree of Culpability %	0
Adjusted Penalty (if no adjustment, skip to the next line)	
(3) Other Factors as Justice May Require	
a. No Known Risk of Exposure %	0
Adjusted Penalty (if no adjustment, skip to the next line)	
b. Attitude: %	0
Adjusted Penalty (if no adjustment, skip to the next line)	
c. SEPs: %	0
Adjusted Penalty (if no adjustment, skip to the next line)	
d. Voluntary Disclosure %	0
Adjusted Penalty (if no adjustment, skip to the next line)	
e. Size of Business: %	0
Adjusted Penalty (if no adjustment, skip to the next line)	
f. Adjustment for Small Independent Owner/Lessor: %	0
Adjusted Penalty (if no adjustment, skip to the next line)	
(4) Final Adjusted Penalty (If no adjustments were made, enter penalty from Line 1)	\$2,580
TOTAL PROPOSED PENALTY	\$23,900

CERTIFICATE OF SERVICE

I certify that on the date noted below I hand carried the original Administrative Complaint and Notice of Opportunity for Hearing in the matter of Gregory C. Fuller, Docket No. TSCA-07-2009-0007, to the Regional Hearing Clerk and sent a true and exact copy of the Administrative Order by certified mail, return receipt requested to:

Gregory C. Fuller
5923 Saddlehorn Court
Saint Charles, Missouri 63304.

NOV 18 2009

Date

Kimberly J. Goff
Signature