

Residential Landlord Hazardous Waste Service

Landlord Service Description

The Alameda County Household Hazardous Waste (HHW) Residential Landlord Hazardous Waste Service (Landlord Service) can save money for a qualifying owner or landlord. The Landlord Service accepts waste generated during maintenance of a rental property or left by a tenant at a residential property and provides an alternative to using a hazardous waste management contractor for hazardous waste transport and disposal.

Under California hazardous waste regulations **a residential landlord or building owner must manage hazardous waste as a business**. However, a residential landlord having 4 or fewer units on the same parcel and whose legal residence is in one of the units may use the Household Hazardous Waste facilities as a resident.

The Landlord Service accepts waste from qualifying landlords of residential property free of charge. No fee is charged to a landlord for accepting waste generated from maintaining a residential property or for waste left by a tenant if the waste was generated in the course of living in or maintaining the place of residence. Waste from a business activity by a tenant cannot be disposed of through the Landlord Service. For waste from a commercial property or tenant business activity see: <https://www.stopwaste.org/at-work/business-hazardous-waste> .

To use the Landlord Service you need to:

- Qualify as a Very Small Quantity Generator, and obtain an EPA ID number for the rental site
- Complete and send an application, get account an number and each have each waste type approved.
- Make an appointment for each waste delivery by calling the HHW office: 800-606-6606
- Deliver waste on days and times separate from when a resident may deliver

A landlord that generates hazardous waste must comply with local and State requirements for safety and environmental protection. For local requirements see: <https://deh.acgov.org/hazmat/cupa-program> or your city's CUPA program. For summary of State requirements see: <https://dtsc.ca.gov/hazardous-waste-generator-requirements-fact-sheet/>

Who Can Use the Landlord Service?

The Service is available to a rental housing owner or landlord or condo owner association that generates waste in Alameda County. To use the Landlord Service each residential property must qualify as a Very Small Quantity Generator (VSQG) of hazardous waste, which means: the site may generate no more than 220 lbs. (about 27 gallons) of hazardous waste per month, and less than 2.2 lb. of Extremely Hazardous Waste per month (Extremely Hazardous Wastes are unlikely to be found in a residential setting) and the site may accumulate no more than 2200 lbs. of hazardous waste at any time.

For details and regulatory information see: <https://dtsc.ca.gov/hazardous-waste-generator-requirements-fact-sheet/>

A management contractor or hauler **cannot** apply to use the Services or deliver waste on behalf of the property owner or landlord.

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How to Start

Any business that has hazardous waste needs a California Environmental Protection Agency generator ID number.

To get an EPA ID Number for a rental property or to re-activate an inactive number visit the California EPA website: <https://dtsc.ca.gov/apply-for-hazardous-waste-epa-id-number/>

Check if you already have an active EPA ID Number for the rental property: <https://hwts.dtsc.ca.gov/>

If you do not use a computer, you may get a temporary EPA ID Number by calling: 800-618-6942

Complete & Submit Application Forms, Get Approved

Complete the **Information Form**, **Inventory Form** and **Certification Form** attached below for each rental property. The Certification Form is a legal document attesting that the site meets the criteria of a Very Small Quantity Generator.

Submit completed forms by **e-mail to:** HHW@acgov.org **or fax to:** 510-293-9374

or mail to: Alameda County HHW VSQG, 1131 Harbor Bay Parkway, M/S 51701, Alameda, CA 94502-6540

The HHW program will review application forms, will resolve any questions, and will send a letter with confirmation and account number to applicants eligible to participate in the program.

Call to Make an Appointment

After you receive a confirmation of approval to use the Service and an account number **Call 800-606-6606 to schedule an appointment.** HHW facilities accept hazardous waste from a Landlord or businesses on different days than when residents or tenants can drop off waste from their household – a business cannot deliver waste on days a HHW facility is open for residents. **No appointments are made on-line, no delivery is accepted without an appointment.**

What Can I Deliver?

A list of typical waste types accepted is below, including many common consumer and building maintenance products. List the items you need to dispose of on the **Inventory Form**. Each waste will be reviewed and approved before acceptance. Submit a new Inventory Form for approval each time new waste type(s) need disposal. Products that are uncommon for a residence may be accepted after case-by-case review. Call the HHW office with questions. See below for limits on amounts and requirements for containers and transportation.

Waste That is NOT Accepted

The Landlord Service does not accept the following waste types:

- **Electronic Waste, appliances, furniture, trash or solid waste**
- **Compressed gas cylinders - except for propane for camping or BBQ**
- **Fire extinguishers**
- **Medications, drugs, sharps or other Medical Waste, sewerage**
- **Explosive, radioactive or unstable materials, or waste with multiple or extreme hazards**
- **Construction materials: including Treated Wood Waste or asbestos-containing waste**
- **Contaminated soil or debris** from site clean-up, demolition or lead paint removal
- **Unidentified waste:** the HHW program will not accept unknown materials, including wastes or chemicals lacking labels or other identification.

For options for some items and for hazardous waste management companies see: <https://resource.stopwaste.org/>

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Limits on Waste Amounts and Container Sizes

The maximum amount you may deliver per delivery and per month: 220 pounds of hazardous waste and 2.2 pounds of extremely hazardous waste (see definition in legal citations below)

Monthly weight limits do not apply to latex paint, lamps, household type batteries or aerosol cans. If delivering latex paint or batteries, deliver no more than 1000 pounds total per trip.

No container or item may be over 5 gallons size or weigh over 50 pounds.

Containers and Safe Transport

- **A business must transport its own waste.** An employee of the waste generator must deliver waste. A contractor or for-hire hauler **cannot** deliver for another business.
- **Transport waste in containers that:** prevent leaks or breakage, are securely closed and in good condition with no hazardous residue on the outside of the container.
- **Each waste container must be:** impervious to, and not damaged by, the waste contents. Pack waste with liquid or volatile ingredients in a hermetically sealed container. A dry solid waste with non-volatile ingredients may be packed in thick, sealed plastic bag up to 5 gallons in size. Pack sharp-edged or breakable waste in a rigid puncture-resistant container.
- **Battery packaging:** insulate terminals of all lithium, lithium-ion and lead/acid batteries, and any other battery over 9 volts capacity. Pack battery types separate. Pack damaged, defective or recalled lithium-ion batteries up to 300Wh each in a bag in non-combustible container separated by layers of non-combustible sorbent.
- **Do not mix waste types** in the same container, prevent incompatible chemicals from mixing.
- **Mark each container** with the contents, cross out or remove any incorrect label.
- **Pack, load and brace containers in vehicle** to prevent movement, breakage, damage or spill or waste mixing during transport.
- **HHW staff will unload waste.** Remain in the vehicle unless asked to step out. Pack waste to be easily accessible to HHW staff, not in passenger area. The site will keep containers.

Best Practices for Landlords

Inform tenants of their responsibility to handle their hazardous waste safely. Consider making proper waste disposal part of a lease agreement and an element of the security deposit. Inspect property periodically for hazardous materials and proper waste management.

- Give each tenant information about the HHW services for a resident when they move in or periodically, see: <https://www.stopwaste.org/at-home/household-hazardous-waste>
- Recycling and disposal options for many unneeded items can be found at: <https://resource.stopwaste.org/>
Inform tenants of local options: some paint stores, hardware stores and oil changers take back some common items such as paint, batteries, fluorescent lamps, E-waste and used oil. Many pharmacies accept waste medications and home-use sharps waste.
- Landlords may also use some local options for small quantities of business waste subject to the terms and conditions of each store or drop-off location
- Inspect property for safe storage of hazardous materials or for building materials that require special management: mercury thermostats, landscape or maintenance chemicals, electronics, treated wood, asbestos
- Use qualified contractors for demolition and construction and to manage materials needing special handling that a landlord cannot dispose of through the HHW Services

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Waste Types Accepted

HAZARDOUS WASTES – limit 220 pounds per delivery/month
PaintCare Eligible Paint: Oil & Non-Latex: stain, varnish, deck coating, floor paint (including elastomeric), primer, sealer, undercoat, shellac, lacquer, varnish, single component urethane & epoxy, waterproofing, field & lawn paints, concrete/masonry/wood and repellents (no tar or bitumen-based), metal coatings, rust preventative
Non-PaintCare Paint and Paint Related Materials: (Oil and Latex) OEM & vehicle paint, ink, colorant & pigments, roofing tar, adhesive, joint compound, glaze and other petroleum-based products, paint sludge, containers under 1 gallon of oils, solvents and flammable liquids
Thinner, Solvents, Flammable liquids, Detergent liquids, oils that are hydraulic, contaminated or mixed (non-PCB): Containers one gallon and larger, 100% free flowing liquid
Chemicals, other than Toxic/Poisons: Acids, Bases, Oxidizers, Salts, Photo chemicals, cleaning products, pool or spa chemicals, bleach, laboratory chemicals, small containers & non-pourable flammable liquids & other
Poison and Toxic materials: Liquids or solids; Pesticides, Herbicides, Fungicides, other Toxics
Lead Paint Chips, Contaminated Soil/Sorbents: suitable for Hazardous Waste landfill
Lamp Ballasts: Magnetic transformer type under 15 lbs. (PCB and non-PCB)
Antifreeze – containers one quart or larger
Photo Chemical liquids (developers, fixers, stop baths) - containers 1 gallon or larger
Motor Oil or Lubricating Oil – containers one quart or larger
Oil Filters
Flammable Solids, Fuel filters - Solids containing gasoline or other volatile organics, other contaminated soil, sorbents or, media requiring incineration
Mercury in sealed puncture-proof container: Broken lamps, Mercury Containing Articles, mercury batteries, spill cleanup debris
Propane cannisters: small camping type cannisters - up to 1 pound capacity. Including MAAP, butane and “Gaz” cannisters
Propane cylinders: gas grill type, no vehicle tanks or resident types – up to 20 lb. capacity. Estimated weight: 20 Lb. ea.
Battery: Lead-Acid with liquid electrolyte from motor vehicle, boat, engine starter: all terminals insulated. Estimated weight: 30 Lb. ea.
UNIVERSAL WASTES – not subject to 220 pound per delivery/month limit
Aerosol Cans up to 16.4 oz.
Batteries: Alkaline, Carbon zinc, Nickel Cadmium and Nickel Metal Hydride - terminals insulated if over 9 volts, no liquid electrolyte
Batteries: Lithium, Lithium ion - all terminals insulated, max.300 Wh, NO motive power, BESS batteries
Batteries: Sealed Lead Acid - terminals insulated, no liquid electrolyte, max. 40AH, 11 pounds
Damaged, defective, recalled (DDR) Lithium-on Batteries: punctured, crushed, swollen lithium-ion packs \leq 300Wh Each battery bagged, terminals insulated, layered in non-combustible absorbent, in non-combustible container
Fluorescent and LED lamps, intact: Straight tube lamps, \geq 2 ft.
Fluorescent and LED Lamps, intact: Compact Fluorescent & LED lamps, D tubes, U tubes, PL inserts, small tubes, & misc. fluorescent lamps
HID Lamps, intact - Mercury Vapor, Sodium Vapor, headlight, arc, UV, Metal Halide
LATEX PAINT – not subject to 220 pound per delivery/month limit
Latex Paint – water-based architectural paint

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INFORMATION FORM

Please print legibly or type

Property/Generator name (same as for EPA ID #): _____

Rental property/Generator street address, city & Zip code: _____

Generator's EPA ID number (not necessary for a business delivering only latex paint or Universal Waste) _ _____

Assessor's parcel number/ Number of units: _____

Property owner or business name: _____

Mailing address, city, state and Zip code: _ _____

Owner or principal officer name and title: _____

Owner or principal phone number (s): _____

Owner or principal Email: _____

Contact name and title: _____

Contact Phone number(s): _____

Contact Email: _ _____

For HHW Office Use Only				
Reviewed By:	Date:		Entered By:	Date:
Customer number assigned:		Rejected <input type="checkbox"/>	Confirmation sent:	
Service type (s):				
Inventory each delivery? <input type="checkbox"/>		Reason rejected		

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INVENTORY FORM

Describe waste for disposal, type or print legibly. For multiple pages: page _____ of _____

List quantities in pounds. For recurrent waste types list monthly quantity. Make copies for more waste types

Business name:	Date Submitted:	Quantity in pounds	
If the business already has an account, list Account number:		One time delivery	Recurrent, Monthly
<i>The following items are not limited to 220 lbs.:</i>			
Latex Paint			
Fluorescent/Mercury Containing lamps			
Household Batteries			
Aerosol Cans			

To describe wastes typical of household or building maintenance you may use general terms such as listed below. For laboratory, industrial or manufacturing wastes include a detailed description with chemical names, a Safety Data Sheet or laboratory analytical report.

- Paints:** stain, shellac, thinner, oil base paint, epoxy paint, urethane two part paint, paint colorant, dryer, roofing tar
- Adhesives:** calk, putty, plaster, drywall mud, spackle, mortar, cement, grout, stucco
- Auto products:** diesel, gasoline, ATF, brake fluid, motor oil, oil filter, fuel filter, wax, polish, antifreeze
- Garden products:** fertilizer, soil treatment, herbicide, pesticide, insecticide, spa or pool shock, chlorine tablets
- Misc:** Cleaner, disinfectant, detergent, floor wax, floor stripper, hand sanitizer



web: StopWaste.org/residential-landlord-service

email: HHW@acgov.org

phone: 800-606-6606

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CERTIFICATION FORM

Alameda County Household Hazardous Waste Services

CERTIFICATION STATEMENT FOR BUSINESSES QUALIFYING AS A

VERY SMALL QUANTITY GENERATOR

I certify under penalty of law that I have personally examined and am familiar with the definition of a Very Small Quantity Generator (VSQG), as set forth in the California Health and Safety Code Section 25218.1, and that the business listed below qualifies as a VSQG.

I understand that the business listed below may participate in this program only so long as it qualifies as a Very Small Quantity Generator (VSQG), and I will be asked to confirm this each time I tender wastes for disposal.

Business Name:

EPA ID #:

Street Address:

City:

Zip:

Telephone number:

Name:

Title:

Signature:

Date: