



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
REGION 8

1595 Wynkoop Street
Denver, CO 80202-1129
Phone 800-227-8917
www.epa.gov/region08

AUG 31 2017

Ref: 8ENF-AT-TP, # 7826276 and # 3600558700

Bret Niedens, Owner/Manager
Bridger Village LLC
2307 West Main Street #100
Bozeman, Montana 59718

Re: Follow up to the Lead-based Paint Disclosure Rule Inspection

Dear Mr. Niedens:

On April 13, 2017, the U.S. Environmental Protection Agency inspected two of your properties, the Bridger Village Apartments and the Green Tree Apartments. The purpose of the inspection was to review the facilities' compliance with Section 1018 of the Residential Lead-Based Paint Hazard Reduction Act of 1992, commonly known as the "Lead Disclosure Rule." The Lead Disclosure Rule requires disclosure of known information on lead-based paint and lead-based paint hazards before the sale or lease of housing built prior to 1978. This includes distribution of the pamphlet, "Protect Your Family from Lead in Your Home," inclusion of a required Lead Hazard Statement in lease language, and signature confirmation from the buyer/tenant that they received the pamphlet and that you disclosed to them any known information on lead-based paint hazards existing on the property prior to the sale or beginning of the lease.

Based on evaluation of your facilities' files, the EPA has been determined that you are in compliance and that no further inspection activity is required at this time. Additionally, the lead assessment done by Weecycle in November 2012 certifies that Bridger Village Apartments meets the criteria established by the Department of Housing and Urban Development to be considered a lead-free facility. Therefore, you no longer need to provide the lead disclosure form or the "Protect Your Family From Lead in Your Home" pamphlet for that facility.

Thank you for your cooperation. Should you have any questions relating to this matter please do not hesitate to contact me at (303) 312-6126, or by email at Jendrek.kristin@epa.gov.

Sincerely,

A handwritten signature in black ink that reads "Kristin Jendrek".

Kristin Jendrek, Enforcement Coordinator
Toxics Enforcement Unit
Office of Enforcement, Compliance and
Environmental Justice

Enclosure (1)