

Frequently Asked Questions – For Property Owners – 3/12/2012

Q. Who is responsible for cleaning up the property?

A. The property owner or lien holder is responsible for cleanup costs. Some insurance policies may cover costs associated with a cleanup but most do not. The owner of the property is ultimately responsible for the cleanup. The owner also may be legally responsible if persons get sick after they re-enter a contaminated building.

Q. If I own a property where a clandestine meth lab was quarantined, can I clean the property myself?

A. No, you must use a certified cleanup contractor to have your property tested to remove the "Contamination" notice. The Notice shall duly warn the public, owners and renters of the possible contamination of the property. The Notice will remain posted until a time that it has been decontaminated by a certified contractor or assessed in accordance with the law.

Q. What is the cost of cleaning up a clandestine methamphetamine lab?

A. Cleanups of labs are extremely resource-intensive and beyond the financial capabilities of most jurisdictions. The average cost of a cleanup is about \$5,000, but some cost up to \$20,000 or more.

Q. Are there State funds available to clean my property?

A. No. The property owner or lien holder is responsible for cleanup costs. Some insurance policies may cover costs associated with a cleanup but most do not. KY Housing Corporation has developed a program for those who may need financial assistance. To see if you qualify for assistance or have questions please contact Crystal Harrod 502-564-7630 ext. 704

Q. Does homeowners insurance cover any of the cleanup costs?

A. Some homeowners do have insurance that pays for at least part of the costs of property assessment and cleanup. You will need to check your individual policy to determine this.

Q. Who may do the cleanup of the property?

A. Only contractors certified by the Environmental and Public Protection Cabinet shall be authorized to conduct the decontamination services for inhabitable properties.

Q. Is there a list of cleanup contractors I can contact to have my property cleaned?

A. Yes. The lists of Cleanup Contractors are located on our web page linked below.
<http://waste.ky.gov/SFB/MethLabCleanup/Documents/ListOfContractors.pdf>

Q. My property has been assigned a Tier 3, what does that mean?

A. See Tier Response Criteria on the following webpage:
<http://waste.ky.gov/SFB/MethLabCleanup/Pages/TieredResponse.aspx>

Q. What are my other options to decontamination?

A. Demolition of the property is another option. See OCD Please contact KDWM for an electronic version of the OCD (DEP6085). Please attach waste disposal receipts from the permitted disposal facility which must be a contained landfill or construction, demolition, and debris (CD&D) landfill. Photographs must be taken of before and after demolition and copies must be included with this certification.

Q. When can I begin to have my property cleaned up?

A. When the criminal investigation authorities have decided that the crime scene is no longer necessary for evidence collection and you have received your notice of contamination, you may begin the cleanup process by contacting a Certified Contractor.

Q. How many contractors should I contact for bids?

A. It is standard practice to get 3 bids from contractors for price comparison.

Q. What should I do if my property is not quarantined but meth lab activity is suspected?

A. Immediately contact your local health and law enforcement authorities. Meth lab contaminated properties pose a threat to human health and should be cleaned. Certified Cleanup Contractors can test your property. A list of Certified Cleanup Contractors is located on the web page:
<http://waste.ky.gov/SFB/MethLabCleanup/Pages/default.aspx>