

Testimony opposing H7513: Real Estate Sales Disclosure

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Date of Hearing: February 11, 2026

To: Chair Solomon and the Honorable Members of the House Corporations Committee

.I am opposed to this bill for several reasons:

- 1) It is another state-imposed burden on home-owners who are selling their properties. Transfer fees increased last year, state taxes were added to properties valued at higher levels, lead paint requirements applied to certain properties, etc. This would add an additional burden.
- 2) This bill is an overreach reminiscent of additional statutes and regulations related to fire codes, after the Station Nightclub fire. Usually radon gas accumulates in basements, but there are no exceptions for houses with no basements. Cottages in areas like Conimicut and Gaspee in Warwick, Carpenters in Matunuck may have no basements. The new fire codes have been described as excessive, and I believe this bill is as well.
- 3) If the point of this bill is to provide safety for new home owners, then why exclude banks and municipalities from required radon testing when selling properties acquired by forfeiture or tax liens. New owners acquiring such houses should not have the same protections?