

Chris O'Brien

From: Shannon Elizabeth Weinstein (Norris) <shannon@rentprovrealty.com>
Sent: Wednesday, February 28, 2024 2:12 PM
To: House Finance Committee
Cc: Rep_Knight
Subject: SUPPORT H7225, Article 3, Section 17

Dear Members of the House Finance Committee,

I am writing to express my support for the proposed bill. This measure offers a pragmatic approach, setting realistic expectations for property owners to comply with the law while focusing efforts on properties most at risk of lead paint hazards.

From my understanding and experience, most property owners strive to provide safe housing for tenants. However, there is a lack of awareness about the new legislation, resulting in non-compliance. Moreover, the shortage of lead inspectors and certified contractors exacerbates the situation. Under the current law, tenants could withhold rent due to non-compliance, placing an undue financial burden on small landlords.

By mandating registration only for pre-1978 properties, the registry can effectively target properties with potential lead hazards. Post-1978 properties, which pose no risk, should not be subjected to unnecessary burdens.

Thank you for Governor McKee's attention to the concerns of property owners and landlords in Rhode Island. I am eager to collaborate on finding solutions in this challenging housing market.

Thank You,

Shannon Elizabeth Weinstein (Norris)

Associate Broker/Partner

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