

Roberta DiMezza

From: ALLEN DENNISON, MD <user@votervoice.net>
Sent: Tuesday, March 18, 2025 11:40 PM
To: House Judiciary Committee
Subject: Support H5721 avoiding fines for landlords who certify lead mitigation law compliance

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Dear Committee Clerk DiMezza,

My name is Allen Dennison. With my wife Dr Jane Dennison we own a building at 428 Hope Street, Providence containing 6 one bedroom units. Because of the size and configuration, there are now children living there. We do not want to dodge our responsibility for lead abatement but need more time for inspection. Inspector should go first to rentals where there are children living or likely to live.

I support HB 5721 because I know several other property owners who like us have done work on their properties to comply with the lead paint laws but who couldn't schedule a lead inspection to get a lead paint certificate in time because there are simply not enough inspectors in RI.

I think that until the lack of a sufficient amount of lead inspectors is fixed, landlords should be able to certify that they are aware of, and have complied with, the lead paint law requirements in their units.

This seems like a common-sense, short-term solution to an unfair situation created by the state with its recent lead law changes, that resulted in a high demand for lead inspections but a far too low supply of available inspectors.

The safe harbor provision for landlords in this bill is a good stop-gap way to allow good landlords who are willing to certify that they have already complied with the lead paint laws, but simply couldn't get a lead paint certificate in time due to the lack of inspectors, to avoid fines due to this situation which was outside their control.

Please advance this bill as a way to promote compliance with the lead paint laws, while not penalizing housing providers who complied but weren't able to get proof of compliance in time, due to too few lead inspectors being available for inspections.

Thank you.

Sincerely,

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