

Ariana Costa

From: Anthony Thompson <user@votervoice.net>
Sent: Tuesday, March 18, 2025 10:50 AM
To: House Judiciary Committee
Subject: Support H5721 avoiding fines for landlords who certify lead mitigation law compliance

Follow Up Flag: Follow up
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Dear Committee Clerk DiMezza,

I am a housing provider and have been active in real estate in Rhode Island as a housing provider, real estate agent, and property renovator since the early 2000s. I am also a registered voter and generally align with the position of the RI Coalition of Housing Providers on housing issues.

I support House Bill 5721 because I believe it is a reasonable short-term accommodation for the lack of lead inspection resources available in our state compared to the sudden demand created by recent lead paint law changes.

The safe harbor provision in this bill is a good stop-gap way to allow good housing providers who are willing to certify that were in compliance with the lead paint laws and had a certificate on 9/1/24, but simply couldn't get a lead paint renewal certificate in time due to the lack of inspectors, to avoid fines due to this situation which was outside their control.

HB 5721 will encourage greater compliance with the lead paint laws by working with housing providers who are aware of and following their responsibilities under the law, and willing to certify such, instead of punishing them for a lack of lead inspectors in our state resulting from a lengthy and onerous licensing process.

For all these reasons, I support this proposed bill and hope you will as well.

thank you for your consideration and your service to our State, Anthony Thompson

Sincerely,

Anthony Thompson
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