

**Roberta DiMezza**

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**From:** James Hite, Jr <user@votervoice.net>  
**Sent:** Sunday, March 16, 2025 10:10 PM  
**To:** House Judiciary Committee  
**Subject:** Support H5721 avoiding fines for landlords who certify lead mitigation law compliance

Dear Committee Clerk DiMezza,

I support HB 5721 because I know several property owners who 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.

My units are in compliance however on the RI Rental Registry site one of my units is not showing as having a Lead Certificate. This is concerning to me as I have spent time, money, and effort to get the lead certificates and don't want to be fined of non-compliance when my units are in compliance.

Thank you.

Sincerely,

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