

Roberta DiMezza

From: Kellie Marcil <user@votervoice.net>
Sent: Sunday, March 16, 2025 1:18 PM
To: House Judiciary Committee
Subject: H5721 - SUPPORT - Safe Harbor Lead

Dear Committee Clerk DiMezza,

From a housing provider's perspective, I've had an ongoing relationship with my lead inspector for years, but he's currently unable to accommodate my properties due to their size. I'm now waiting for a new inspector to complete her training, but she won't be available to start inspections until the end of March. However, she already has a backlog of 1,500 properties.

House Bill 5721 is a common-sense bill that provides a safe harbor for landlords who have complied with the lead paint mitigation law in good faith but haven't been able to get a lead paint certificate by the deadline simply due to the small number of lead inspectors licensed in our state.

The bill does not relieve property owners from complying with the lead paint laws in any way.

On the contrary, it forces property owners who do not have lead paint certificates to affirmatively certify that they are aware of their obligations under those laws, that they have complied with them by the deadlines, and have simply not been able to obtain lead paint certificates in time.

This bill would be a positive step for increasing awareness among property owners of their obligations under the lead laws and at the same time, reminding them of their obligation to obtain lead paint certificates for their rental properties as soon as possible.

I hope you will vote in favor of this safe harbor bill for good landlords who are aware of, and already compliant with, their duties under the lead paint mitigation laws but not yet able to obtain lead certificates due to the lack of adequate lead inspectors.

Thank you for your consideration.

Sincerely,

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