

Roberta DiMezza

From: Gregory Rice <user@votervoice.net>
Sent: Sunday, March 16, 2025 8:26 PM
To: House Judiciary Committee
Subject: Support H5917, H5918, & H 5906 Changes to Lead & Registry

Dear Committee Clerk DiMezza,

As a rental property owner with multiple properties i believe it is necessary that we focus the registry to pre 1978 properties, focus on at risk occupants, eliminate the eviction ban for non conforming units, create an escrow procedure, consolidate implementation and regulation to one department and extend the effective date to October of 2025.

It is important that we strike a balance with the new lead & rental registry law. The reality of the situation is that the all-encompassing approach has caused a massive burden on an already strained system. Rhode Island does not currently have the capacity to do what the new law calls for. The increase in demand without a labor supply, coupled with inflation, during an already troubling housing crisis, is a worrisome problem that is not going to go away anytime soon. The rental housing market is slated to incur millions of dollars in additional operational expenses as a direct result of this legislation. This undoubtedly will be passed on to tenants unless something is done now. We must focus our efforts where it counts - children under 6 - and leave the rest of our housing stock for a time that makes sense. Preserving affordability and housing availability in our state is imperative, including for our aging, fixed-income populations, that are not at-risk of possible lead exposure. Thank you for considering these carefully crafted pieces of legislation.

Sincerely,

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