

## Roberta DiMezza

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**From:** Todd Leveillee <user@votervoice.net>  
**Sent:** Sunday, March 16, 2025 8:25 PM  
**To:** House Judiciary Committee  
**Subject:** Support H5917, H5918, & H 5906 Changes to Lead & Registry

Dear Committee Clerk DiMezza,

The current lead laws in place are another one of the many policies inflating the cost for landlords to maintain properties while tenants and advocates continue to discuss the high cost of rent. I have multiple Class A properties and each required painting of foundations, fire escapes, etc. Total cost was well over \$10K in addition to the \$180/unit to have each unit tested. These are units completely redone. The CDC highlights the importance of regular cleaning and washing hands of children. If it isn't a priority for the state to replace all water lines (many of which are likely lead) then it's odd that the state seeks to propose such extensive fines for properties built prior to 1978. If a prospective tenant has a concern, they should choose different properties built after 1978.

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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