

Roberta DiMezza

From: James Hlavacek <user@votervoice.net>
Sent: Tuesday, March 18, 2025 11:46 PM
To: House Judiciary Committee
Subject: Support H5917, H5918, & H 5906 Changes to Lead & Registry

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Dear Committee Clerk DiMezza,

These are fair and smart updates to a very broken and unfair law. These laws maintain the safety for at-risk occupants, while offering a reasonable alternative for the majority of the other tenants. To mandate a general lead law without reasonable exceptions created a huge financial burden to homeowners and landlords.

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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