

Roberta DiMezza

From: Janice Hannert <user@votervoice.net>
Sent: Monday, March 17, 2025 12:07 PM
To: House Judiciary Committee
Subject: SUPPORT H5917, H5918, & H 5906 Changes to Lead & Registry

Follow Up Flag: Follow up
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Dear Committee Clerk DiMezza,

This is to support H5917, H 5918 and H 5906.

By removing inspection and registry requirements for properties that do not contain lead-based paint and do not house children under six or pregnant individuals, the policy will focus resources where they are most needed—on properties with lead-based paint hazards and at-risk occupants. This will enhance housing safety while creating a more equitable regulatory environment for landlords and tenants alike.

Removing the eviction ban for non-payment in noncompliant units would allow landlords to make the necessary improvements to address compliance. Allowing tenants to remain in units without paying rent will not allow landlords to bring the unit into compliance.

In addition, there are situations where the repairs can not be made safely with a tenant in place.

As a landlord I have no problem with providing information to the state but request that it not be made public except for information on the existence of a lead certificate.

There are not enough lead inspectors for landlords to get their units inspected and the effective date needs to be pushed back to at least the end of 2025.

Historic properties or properties in a historic district should be exempt from the lead regulations. These properties are usually located in dense urban areas where children under 6 are less likely to live. Bringing these properties into compliance without destroying their historic character is extremely difficult and expensive.

Renewal of registration information should be required only when information changes rather than yearly. This is a burdensome administrative requirement for landlords.

Please vote for H5917, H 5918 and H 5906.

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Sincerely,

Janice Hannert
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