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**RHODE ISLAND COALITION  
OF HOUSING PROVIDERS**

[www.ricohp.org](http://www.ricohp.org)

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March 16, 2025

To Honorable Representative Robert E. Craven, Sr.  
Chair, House Judiciary Committee  
Rhode Island State House  
Providence, RI 02903  
VIA Email: [HouseJudiciary@rilegislature.gov](mailto:HouseJudiciary@rilegislature.gov)

RE: Letter in SUPPORT of House Bill No. H5917

Dear Members of the House Judiciary Committee,

On behalf of the Rhode Island Coalition of Housing Providers (RICOHP), we are writing to express our strong support for the proposed amendments to Rhode Island General Law § 34-18-58. These changes strike a necessary balance between protecting public health and ensuring fair and practical implementation for housing providers.

The proposed amendments provide much-needed clarifications and improvements to the law, including the exemption of properties built after 1978 from registration requirements. This is a sensible adjustment, as homes constructed after 1978 were built under modern lead safety regulations, making additional compliance measures unnecessary.

Another critical improvement is the protection of landlords' personal information by removing the requirement for home addresses and other sensitive details to be disclosed on a public database. Publicizing this information poses privacy and safety risks to property owners, and this amendment appropriately ensures that landlords are not subjected to unnecessary exposure.

Additionally, the changes rightfully restore a landlord's ability to evict a tenant for non-payment of rent, even if the landlord has not yet obtained a lead certificate. While lead safety compliance is important, it should not be used as a loophole to prevent landlords from taking necessary legal action against tenants who fail to pay rent. This correction helps ensure that housing providers are not unfairly penalized in situations unrelated to

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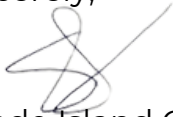
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lead compliance. Tenants will still have the option to pay their rent into the court's escrow should they feel the landlord is not complying with lead safety. Furthermore, the extension of the compliance grace period until October 1, 2025, acknowledges the significant challenges landlords face in obtaining lead certificates. The shortage of certified lead inspectors, coupled with the increasing costs of compliance, has made timely adherence to the law difficult. Allowing additional time before fines are assessed ensures that landlords have a fair opportunity to bring their properties into compliance without facing undue financial penalties.

For these reasons, we strongly urge support for these amendments to § 34-18-58. These changes provide much-needed fairness and feasibility in implementing lead safety measures while maintaining the law's intent of protecting at-risk populations.

Thank you for your time and consideration. We welcome the opportunity to further discuss these critical updates and their positive impact on both housing providers and tenants in Rhode Island.

Sincerely,

A handwritten signature in blue ink, consisting of a stylized 'R' followed by a series of loops and a long horizontal stroke extending to the right.

Rhode Island Coalition of Housing Providers