

Ariana Costa

From: bounce@bounce.votervoice.net on behalf of Angelo Kapsimals <user@votervoice.net>
Sent: Monday, March 16, 2026 10:01 PM
To: House Judiciary Committee
Subject: Support H7559 Changes to Rental Registry

Follow Up Flag: Follow up
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Dear Committee Clerk DiMezza,

I strongly approve.

I'm reaching out to ask for your support of H7559. As someone who cares about housing in Rhode Island, I think it's important that our laws are practical and effective, and this bill makes some much-needed fixes to the new rental registry.

First, it makes sense to focus our efforts on pre-1978 housing. Since lead paint was banned for houses in 1978, requiring newer buildings to be on a "lead safety" registry is just unnecessary red tape. By narrowing the focus, the Department of Health can spend its limited time and money on the older properties that actually pose a risk to families.

Second, this bill protects the privacy of property owners. We all want tenants to have the info they need, but the current system has made too much personal contact information public. In a world full of internet scams and identity theft, we shouldn't be creating a public directory for bad actors. This bill finds a fair middle ground: it keeps property manager info available for tenants but protects the private home addresses and phone numbers of owners.

Finally, I'm glad to see this bill reforms the "eviction ban." Right now, the law prevents a landlord from addressing non-payment of rent if there's a registry issue. This has created a "free rent" loophole that hurts small business owners who rely on that income to pay for mortgages, insurance, and the lead-safety repairs themselves. We should be using fines to enforce the registry, not freezing the legal process and making it harder for owners to maintain their properties.

Thank you for looking at these common-sense changes. I hope you'll vote "Yes" on this bill to make our housing laws work better for everyone.

Sincerely,

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