

Ariana Costa

From: bounce@bounce.votervoice.net on behalf of Kristofer Kretsch <user@votervoice.net>
Sent: Tuesday, March 17, 2026 5:44 AM
To: House Judiciary Committee
Subject: SUPPORT H7559 Rental Registry updates

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Dear Committee Clerk DiMezza,

I am writing to you to express my concern for the current rental registry law. I fully support changes being made in H7559 so that this law does as it was intended and focuses our limited state resources on properties that truly pose a lead paint risk to residents.

The bill exempts modern properties built after 1978 because we should not waste Department of Health resources on buildings that are legally lead-free by design. By limiting the registry to pre-1978 stock, we allow the state to focus entirely on older homes that actually require active safety monitoring.

The bill provides a good balance between transparency for property manager and owner contact information, while still providing some much-needed privacy protections. The registry should be a tool for safety, not a directory for scammers. This bill ensures that while essential data remains accessible, the personal and private information of Rhode Island citizens is protected from unnecessary public exposure.

Finally, the bill restores a balanced legal process for non-payment of rent. Using an eviction ban as an enforcement tool for the registry has created unintended consequences. It incentivizes non-payment and leaves property owners without the funds necessary to maintain their buildings. We should encourage lead safety through incentives and reasonable fines rather than by freezing a landlord's ability to address risks in their property.

Thank you for your time and working to correct the imbalances in the current rental registry law.

Sincerely,

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