

Ariana Costa

From: bounce@bounce.votervoice.net on behalf of Matthew Mozak <user@votervoice.net>
Sent: Monday, March 16, 2026 9:57 PM
To: House Judiciary Committee
Subject: Support H7560 Lead Paint Law

Follow Up Flag: Follow up
Flag Status: Completed

Dear Committee Clerk DiMezza,

I'm writing to ask for your support of H7560 to help fix some of the practical issues with our current lead paint laws. While we all want lead-safe housing, the current "one-size-fits-all" approach is putting a massive strain on the limited number of inspectors and contractors we have in Rhode Island.

By passing this bill, we can prioritize our resources on the most vulnerable. Since data shows that children under six—the group at the highest risk—live in less than 15% of rental units, it makes sense to focus our energy there first. Trying to inspect every single property at once has created a bottleneck that actually makes it harder to protect the kids who need it most.

I also believe we need to centralize oversight under the Department of Health. Having one clear authority in charge will stop the confusion and overlapping rules that landlords and tenants are currently facing.

Two other "common sense" changes in this bill are particularly important:

Escrow Reform: If a tenant is paying rent into a court escrow account because of lead issues, the court should be able to release those funds specifically so the landlord can pay for the repairs. It's hard to fix a problem when the money needed for the fix is locked away.

Tenant Notification: Landlords should be given a fair chance to fix lead hazards using their own insured contractors before a tenant starts their own repairs. Simply requiring a tenant to notify the owner first is a fair way to ensure the work is done safely and professionally.

Thank you for your time and for considering these practical solutions to help make Rhode Island's housing safer and more sustainable.

Sincerely,

Matthew Mozak
15 Nestor St
West Warwick, RI 02893
matthew.mozak@gmail.com