

Ariana Costa

From: bounce@bounce.votervoice.net on behalf of Rob Grace <rgrace@rihousebuyer.com>
Sent: Monday, March 16, 2026 9:56 PM
To: House Judiciary Committee
Subject: SUPPORT H7560 Lead Law Reform

Follow Up Flag: Follow up
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Dear Committee Clerk DiMezza,

I urge you to make the changes to the lead paint law in H7560. Due to recent changes expanding the scope of properties affected by this law, there has been a significant strain placed on the system of lead inspectors and contractors, which has placed many landlords and homeowners in a situation where they feel set up to fail - potentially making the lead hazard risks in our community worse.

This bill focuses the lead law on at-risk occupants rather than the entire housing stock, which would ensure that attention and resources are prioritized at addressing the highest risks to our state's most vulnerable populations first.

It also updates the escrow part of the law to make a common-sense change that would allow landlords to, with court approval, use rent held in escrow for the express purpose of addressing lead hazard repairs or improvements.

Lastly, it requires tenants to notify their landlord before doing their own repairs for lead hazard compliance, and gives landlords a fair chance to respond and do the repairs first. This is another common sense modification to the law to at least give landlords the ability to do such repairs on their property with their own contractors and covered by their own insurance.

Thank you for taking the time to hear some of the current issues and proposed remedies needed for the lead paint law.

Sincerely,

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