

Ariana Costa

From: bounce@bounce.votervoice.net on behalf of Andrew Casal <user@votervoice.net>
Sent: Tuesday, March 17, 2026 5:47 AM
To: House Judiciary Committee
Subject: H7655 Oppose

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Dear Committee Clerk DiMezza,

A renter should not have the legal right to make changes to a property they do not own without any kind of prior permission from their landlord. Tenants typically will not have the knowledge to make these alterations without causing permanent damage and will not have the expertise to work with qualified contractors that could do the work correctly. It also takes away a property owner's ability to ensure a safe home for the tenants and will remove any recourse for the landlord to seek damages caused by this work. I would recommend instead making it easier and providing additional incentives to landlords for making energy conservation upgrades to their units.

I oppose House Bill 7655, which would allow renters to make energy-saving changes to their apartments or houses without getting approval from the landlord first.

One big worry is safety. Letting tenants work on things like water heaters or install insulation without proper knowledge could lead to dangerous situations, like fires or carbon monoxide leaks, putting everyone in the building at risk.

Another issue is damage to the property. Even seemingly simple changes, like putting up weather stripping the wrong way, can ruin paint or finishes. Landlords should have the right to oversee any changes to their property to prevent costly damage.

Instead of this bill, we should encourage tenants and landlords to talk to each other about saving energy in a safe and cooperative way. Landlords have a reason to support energy efficiency too, as it can help their tenants afford rent and stay longer. Please vote against this bill to protect both tenants and property owners.

Sincerely,

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