

Ariana Costa

From: bounce@bounce.votervoice.net on behalf of Christopher Smith <user@votervoice.net>
Sent: Monday, March 16, 2026 7:18 PM
To: House Judiciary Committee
Subject: OPPOSE H7655

Follow Up Flag: Follow up
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Dear Committee Clerk DiMezza,

As a contractor and a landlord my property is just that mine no one should be " making repairs or alterations" Without my permission. Not to mention we have various city codes that involve permits when any work is to be done. This is inviting unqualified individuals to do work that could potentially damage property. Not only are these bills unfair and un-American but the legislators who continue to submit them should be removed from the Committees that they sit on. Why is taxpayer time and dollars being wasted on the same bills that keep getting defeated time and time again?

I'm opposed to H7655 which would allow tenants to make, at their own expense, alterations to rental property for "energy conservation measures" without prior approval of the landlord.

While well-intentioned, tenants shouldn't be automatically permitted to make alterations to property, even at their own expense. Tenants can damage property by accident and this bill allows tenants to conduct work on properties without permission or supervision from a property owner/manager.

Allowing tenants to add insulating wrap around hot water heating tanks is particularly concerning. Having tenants touch any kind of heating equipment could be dangerous, whether immediately to the tenant themselves, or to the building and other occupants by leaving a hazardous condition which causes a fire, carbon monoxide buildup, or injury later.

Tenants and housing providers should be free to implement energy conservation measures safely while working together, rather than allowing tenants to unilaterally make changes to rental property on their own which could lead to disruptions, damage, or injury.

For occupant safety as well as respecting a property owner's ability to approve and coordinate alterations to their property, please do not advance this bill.

Thank you for your consideration.

Sincerely,

Christopher Smith
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