

## Ariana Costa

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**From:** bounce@bounce.votervoice.net on behalf of Alexia Cosme <user@votervoice.net>  
**Sent:** Wednesday, March 18, 2026 9:59 AM  
**To:** House Judiciary Committee  
**Subject:** H7758 OPPOSE

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Dear Committee Clerk DiMezza,

I am writing as a local housing provider to express my concerns and opposition to H7758/S2267, the Bed Bugs in Residential Premises Act.

I want to be clear that I fully support maintaining safe, clean, and habitable housing. Pest issues, including bed bugs, should always be taken seriously and addressed promptly. However, this bill places an unreasonable and one-sided burden on housing providers, regardless of the source of the problem.

Under this legislation, landlords are required to meet extremely tight timelines for inspection, reporting, and treatment, while also assuming full responsibility, cost, and liability in all cases. This includes situations where bed bugs may have been introduced by a single tenant and contained within a single unit.

In practice, a 96-hour requirement to secure a professional inspection may not always be feasible, especially given scheduling limitations with licensed pest control providers. The additional deadlines for reporting and treatment further compound this issue and create a situation where landlords can be found noncompliant despite making good-faith efforts to resolve the problem as quickly as possible.

What is particularly concerning is that this bill removes any shared responsibility and instead creates a blanket rule that places all liability on the landlord. This includes exposure to lawsuits for damages or alleged harm, even in cases where the landlord acted promptly and responsibly.

This approach does not reflect the realities of how bed bug infestations occur. In many cases, infestations originate from tenant behavior, travel, or personal belongings. Removing accountability from the source of the issue while placing full financial and legal responsibility on the property owner creates an imbalance that is neither fair nor sustainable.

Additionally, the disclosure requirements and restrictions on renting units may lead to unintended consequences, including delayed unit turnover, increased costs, and ultimately higher rents for tenants across the board.

I believe there is a more balanced approach that ensures prompt treatment and tenant protection while also recognizing shared responsibility and the operational realities faced by housing providers.

I respectfully urge you to reconsider this legislation and work toward a solution that is fair, practical, and sustainable for both tenants and housing providers.

House Bill 7758 aims to establish guidelines for dealing with bed bugs in rental properties, but it imposes an excessive burden on landlords. While landlords should ensure their properties are free of bed bugs at the start of a tenancy, this bill places sole responsibility on them for infestations caused by tenants after moving in.

Bed bugs aren't naturally present in rental units and typically enter through tenants who've encountered them elsewhere. Despite this, the proposed legislation obligates landlords to cover all costs and efforts for remediation, even though the infestation was brought in by the tenant.

Under the bill, tenants are only required to notify landlords of bed bug presence, shifting the entire remediation burden to landlords. This contradicts existing laws where tenants are responsible for damages they cause, like breaking windows or doors.

Such a shift unfairly burdens landlords, who don't have greater financial capability than tenants to handle infestations caused by tenants. It lacks a reasonable justification beyond relieving tenants of costs they've incurred themselves, putting innocent landlords at an economic disadvantage.

While I can appreciate that this bill provides that a tenant be liable for the costs if they do not cooperate in a timely manner for remediation, that cost is almost impossible to recover unless it were able to be attached to the next due rental payment at which time a landlord could enact legal ramifications for unpaid rent which would include these costs. If a tenant were to continue to live in the unit while preventing treatment, the problem would then spread to infect other dwelling units, further exacerbating the expense incurred by the landlord. This serves the interest of no one involved.

I hope that you will join me in opposing this bill.

Sincerely,

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