



**RHODE ISLAND COALITION
OF HOUSING PROVIDERS**

www.ricohp.org

March 16, 2026

To Honorable Chair Carol McEntee,
Chair, House Judiciary Committee
Rhode Island State House
Providence, RI 02903
VIA Email: housejudiciary@rilegislature.com


RE: Letter in OPPOSITION to House Bill No. 7758

Dear Members of the House Judiciary Committee,

I am writing to you on behalf of the Rhode Island Coalition of Housing Providers (“the coalition”) in opposition to House Bill 7758 which would hold landlords responsible for bed bug infestations in their units, regardless of the source of the infestation and shifts substantial liability to landlords and pest control professionals. We believe this bill would have detrimental effects on both landlords and tenants, alike.

Passage of this bill would place an unfair burden on landlords by making them solely responsible for addressing bed bug infestations, regardless of whether the infestation originated from the tenant or elsewhere. Not only does this shift the cost of pest control away from the responsible parties, but it also creates a significant financial liability for landlords, especially smaller local landlords who may already be operating on tight budgets.

Furthermore, the bill’s provision allowing tenants to lodge complaints with the local department of health, even after a professional inspection has found no evidence of bed bugs, is deeply concerning. This not only fosters distrust and discord between landlords and tenants but also places undue pressure on landlords to address unsubstantiated claims, potentially leading to unnecessary expenses and legal disputes.



Additionally, we are troubled by the implications of the bill for the pest control industry which will end up having an impact on a landlord's ability to find a suitable professional to address any needs should they arise. Specifically, the bill creates very tight timelines for which inspectors need to inspect and produce reports for landlords who then need to turn around and report the same to the tenants. Or in the case where bed bugs are found, tight timelines for which a pest control company must complete the extermination.

To be clear, the coalition supports prompt and efficient removal of bed bugs, but there may be factors outside of the control of either the inspector, the tenant, or the landlord that may not allow for the unforgivingly fast time frames and other limitations put forth in the bill. This, coupled with the additional liability placed on pest control agents, may lead to less agents willing to perform bed bug mitigation. At the very least, it will substantially increase the cost of mitigation services which in turn will have to be recovered elsewhere or run the risk of removing housing providers from the market thereby exacerbating the housing crisis further.

Furthermore, the proposed mandatory disclosure requirements, mandating landlords disclose the presence of, past presence of, or the potential presence of bed bugs to tenants, also raises significant concerns. Requiring landlords to disclose information based on speculation or suspicion rather than actual knowledge not only places an undue burden on landlords but also opens them up to potential legal liabilities. It also may have a chilling effect on the ability of tenants to find places to live.

Finally, the proposed bill has no exception for single family rental dwellings. Unlike larger multifamily buildings, where bed bug infestations can spread more easily between units, infestations in single-family homes are often isolated incidents, making it unfair to hold landlords solely responsible for the actions of individual tenants or external factors beyond their control.

In light of the foregoing, we strongly oppose the passage of this bill in its current form and ask that you take our concerns into consideration. Any legislation aimed at addressing bed bug infestations should strive to strike a fair and balanced approach that considers the rights and responsibilities of all parties involved.

Thank you for the opportunity to comment on this important legislation.



Shannon Elizabeth Weinstein
On Behalf of The RI Coalition of Housing Providers