

## Ariana Costa

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**From:** bounce@bounce.voterveice.net on behalf of Sandra Negron  
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**Sent:** Wednesday, March 18, 2026 9:59 AM  
**To:** House Judiciary Committee  
**Subject:** OPPOSE H7758 - Bed Bug Bill

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

Dear Committee Clerk DiMezza,

While I strongly support efforts to keep rental units safe and free of bed bugs, I am concerned about H7758, the Bed Bugs in Residential Premises Act. The bill, as written, places almost all responsibility and liability on landlords, regardless of the source of an infestation, and imposes unrealistic timelines for inspections and treatments. These requirements create significant financial and logistical burdens and could unintentionally reduce access to rental housing or pest control services, while also increasing legal exposure for landlords.

It's important to protect tenants, but doing so in a way that is fair, practical, and enforceable for all parties involved—including landlords, tenants, and pest control professionals—will ensure that bed bug issues are handled effectively without causing unnecessary disputes, delays, or unintended harm.

I am writing to express my opposition to H7758 for the following reasons:

- Concerns over the bill's provision making landlords solely responsible for infestations regardless of the source, placing financial burden and liability on landlords.
- I disapprove that tenants are encouraged to lodge complaints with DOH even after professional inspections find no evidence of bed bugs, fostering distrust and potential legal disputes.
- This bill will have negative impacts on the pest control industry with tight timelines for inspections and exterminations, potentially reducing availability of services and increasing costs. Exterminators will not want to participate in a business that poses them more liability.
- I support prompt bed bug removal but have concerns about unforgivably fast time frames imposed as there are 3 parties that must cooperate. It is not solely the responsibility of the landlord to coordinate extermination and there is a lot of preparation that goes into making a unit ready for extermination as it relates to the tenants' personal belongings.

While I have strong opposition to the bill in its current form, I would like to advocate for a fair and balanced approach considering the rights and responsibilities of all parties involved.

I request that legislators consider these concerns before passing the legislation.

Sincerely,

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