

Jo Ann Lafayette Holdings LLC
PO Box 9346
South Burlington VT 05407
802-862-4888
bluejayapt@gmail.com

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Representative Thomas Stevens
Chair House General & Housing Committee

Dear Mr. Stevens,

I own and manage rental property in Chittenden County. In October of 2022 the VT health department started new requirements for owners of rental property.

To Repaint/Maintain our own rental property, we must now:

1. Pay a \$300 RRPM firm licensing fee every 5 years.
2. Pay an annual \$50 RRPM supervisor license fee once a year.
3. Obtain professional liability painters insurance with at least \$300,000 in liability coverage. My understanding is this could cost \$2,500.00/per year.

To get the above licenses Landlords must have a federal RRP certification and an IRC certification that allows us to inspect apartments yearly for lead paint issues and submit forms regarding lead paint hazards found around the property. The IRC (Inspection, repair & cleaning) was previously called EMP and has been required for many years.

Taking classes to maintain property is not an issue for me. The issue is the requirement for the professional painters insurance, licenses and fees. In the past Vermont law exempted owners of rental housing from lead poisoning liability if they complete the annual IRC reports. Requiring the insurance, licenses and fees does not make sense in this case.

These costs are an expense that does not make sense. I work to keep my rents affordable in this rental market but when new fees are added I do need to increase the rents to make up for them.

Please pass Bill H.184.

Thank you.

Adam Lafayette
Jo Ann Lafayette Holdings LLC