

March 20, 2023

General & Housing Committee

RE: H.184

Dear Representative Stevens:

My letter is an appeal to your committee to consider passing H.184 which would reverse the Vermont Regulations for Lead Control in pre-1978 rental units put forth in October 2022 by the VT Department of Health. My husband and I are housing providers of 1 building in Brattleboro with a total of 3 units. We are retired professionals and the income provided by these units is part of our planned retirement package. The regulations as put forth by the Dept. of Health are extremely onerous to small time landlords. It is also my understanding that they are virtually impossible to enforce due to the shortage of “acceptable” contractors who are licensed to perform the newly enacted duties. And of course there are significant fees associated with non-compliance.

I received my certificate for Essential Maintenance Practices (EMP) many years ago when the lead law in pre-1978 built housing was enacted. I have inspected my building yearly and performed the necessary cleanings and touch-up painting, have hired contractors when necessary to paint large areas, and have dutifully filled out the mandated yearly paperwork. My husband and I have invested thousands of dollars to maintain our beautiful old building according to the guidelines. In fact, in the past 5 years we have spent over \$60,000 on our building. We will be dead long before that investment is recovered, but we value this lovely old Victorian. This new regulation that the Dept of Health has enacted states that I as an owner cannot rehabilitate anything in my own building over 1 square foot, cannot paint a wall, and cannot paint the house myself without first incurring **many thousands** of dollars in training, in

licensure and licensure application fees and professional painters' liability insurance.

I don't know who drafted this regulation in the Dept. of Health or why. Certainly they did not think about or consult with small housing providers who it seems are the backbone of housing providers in this state. If Vermont wants to get rid of small business families including landlords, it can do that. Big money will come into the state, gobble up the housing stock, raise rents, and sure, they will be able to afford these regulatory fees. But at what cost? They could also tear down the beautiful old Victorians and build modern cookie cutter homes and not have to deal with lead paint laws.

I urge you and your committee to seriously take a look at the burden this regulation places on the very Vermonters whom I would think you would want to stay in VT.

Thank you for your consideration of this matter.

Deedee Jones
Brattleboro