

# Jill Davies, Woodstock, Vermont

Rep. Thomas Stevens  
Chair House General & Housing Committee  
State of Vermont, House of Representatives  
115 State Street,  
Montpelier, VT 05633-5301

March 18, 2023

RE: H.184

Dear Rep. Thomas Stevens,

I'm adding my support to request that you pass H.184.

H.184 solves the conundrum I find myself in along with many other Vermont landlords, the choice between not following regulations or leaving unsafe potential lead paint exposed. That conundrum is sufficient to make me consider selling the 3-bedroom long term rental home. That would be one less affordable rental home, one more family homeless or moving out of town since there are no other 3-bedroom family rental units available at affordable rents.

Here is my situation. My husband and I own one 3-bedroom house built before 1978 and presumed to have lead paint. We rent the house to a local municipal worker at a rent less than the current market rate. In the past, with my EMP certification, I have carried out the lead paint annual inspections and carried out lead-safe work practices to fix any deteriorated surfaces. This allowed me to carry out any needed painting repairs and maintain the house well in a cost effective and timely manner.

The new lead regulations as written by the Health Department no longer allow that approach. I am still allowed to conduct the annual inspection and file the report with the state but I am no longer able to carry out the work myself without an RRPM Firm license and Supervisor license. I have taken the 8-hour training class and passed the written test at a cost of \$300. I am ready to pay the RRPM Firm licensing fee and the annual RRPM Supervisor licensing fee. However, I am unable to obtain \$300,000 in liability insurance. I am also reluctant to pay the estimated \$2,500 this liability insurance might cost if I could get it. My alternative route is to hire a professional RRPM painter. I am not able to do this. No-one in this area has these certifications and certainly don't have the capacity to do any work in the current year or next year.

The conundrum I find myself in is that I want to keep my tenants and myself safe and do things right. However, I cannot. These extra costs and/or potential fines make the alternative of selling the house increasingly attractive. Unless you require the regulations to be re-written I fear landlords like myself will sell their rental properties. In the current climate these houses are likely to be bought by second home owners and be removed from the long-term rental pool or by investors who are likely to increase rents. The regulations as currently written have the potential to undo the good you are doing creating homes by reducing the number of affordable rental homes.

Thank you for listening,



Jill M Davies