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41-43 Central Avenue, Burlington VT 05401

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Representative Thomas Stevens  
Chair, House General & Housing Committee  
12 Winooski Street  
Waterbury, VT 05676-1808

Dear Tom,

I am a resident, property owner and small landlord in Burlington, Vermont. I provide safe and clean housing to 3 tenants at below market rates.  
Please pass bill H.184 in this current legislative session.

Last year the Vermont Health Department established new licensing requirements for landlords to have their pre-1978 rental units inspected, cleaned, repaired, or repainted. Prior to this change an EMP certified landlord was authorized to perform these tasks in accordance with state requirements. In order to repaint/maintain your own rental unit the state now requires:

- 1) Take and 8 hour training class (cost \$250-\$300)
- 2) Pass a written test
- 3) Pay a \$300 RRPM Firm licensing fee (5 yr term)
- 4) Pay an annual \$50 RRPM Supervisor licensing fee
- 5) Obtain professional liability painter's insurance with \$300,000 coverage at a cost of \$2500/yr – if you can get it

Requirements 1 and 2 seem reasonable and protect both tenants and landlords. The other new requirements are expensive, unnecessary and are not required by either State or Federal law for landlords who only work on their own properties and do not hold themselves out for hire to others. Furthermore, both the licensing fees and liability requirements are waived for owner operated childcare facilities that are subject to the same Federal Regulations as Rental Target Housing.

I contacted my insurance carrier that covers the 3 rental units I own and I am unable to purchase the newly required liability coverage at any cost. Therefore I am not able to meet the current state requirements.

Passage of H.184 would allow me to continue to repair, repaint and maintain my properties with a reasonable amount of additional training and cost. If this bill does not pass, I must hire one of only seven currently licensed Chittenden County contractors to do the work I have done on my own for several years. I would then pass along all those additional costs to my tenants resulting in higher monthly rents. Alternatively, I could convert my rental units into Air B and B's where none of the state lead regulations apply. Neither of these two options will do anything to improve our state's current housing crisis. In fact, they only act to worsen our housing problems.

Please pass H.184.

Thank you,  
Ken Grillo  
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