

Nate Biscotti

From: Martin LaLonde
Sent: Tuesday, January 27, 2026 8:09 PM
To: Nate Biscotti
Subject: Fw: [External] In Support of H.589

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Representative, Chittenden 12, South Burlington, VT
Chair, House Judiciary Committee
Chair, House Ethics Panel
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From: Megan Riley <meganr@blackriverdesign.com>
Sent: Tuesday, January 27, 2026 1:55 PM
To: Conor Casey <CCasey@leg.state.vt.us>; Ann Cummings <ACUMMINGS@leg.state.vt.us>; Kate McCann <KMcCann@leg.state.vt.us>; Andrew Perchlik <APerchlik@leg.state.vt.us>; Anne Watson <AWatson@leg.state.vt.us>
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[External]

Dear Representatives Casey, Cummings, McCann, Perchlik, and Watson,

As a design professional and your constituent, I am writing today to ask you to support H.589 (currently in House Judiciary). H.589, as introduced, would establish a six-year statute of repose for civil actions arising out of improvements to real property, or buildings. Vermont is one of only two states without one, which leaves our architecture, engineering, and construction (A/E/C) industry exposed to liability indefinitely. The risk of being held liable for infinity years has a chilling effect on an architecture firm such as the one I work for. For example, we are less likely to take on innovative projects, especially in the housing sector. Without a statute of repose, lawsuits can be brought against A/E/C firms many many years after substantial completion for things for which we have no control such as neglected maintenance, warranty issues, and issues caused by weather. As proposed in H.589, the statute of repose would put a limit on these lawsuits while protecting consumers by leaving a six-year window for legitimate defects to be discovered and mitigated. We believe this framework appropriately allocates liability. I really hope you will support moving H.589 forward through the committee process and to a full vote on the House floor. Please let me know if you have questions or would like additional details. Thank you.

Megan Riley, CPSM, Director of Marketing

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