

Roberta DiMezza

From: Christopher Bilotti <cbilotti@thebilottigroup.com>
Sent: Sunday, March 16, 2025 11:18 AM
To: House Judiciary Committee
Subject: H5446 - OPPOSE

Dear Committee Clerk DiMezza,

Tenants should never make repairs to a property I own. They are free to negotiate with me to pay me to hire our own licensed subcontractors to make improvements if we mutually agree, but this bill could be disastrous to my property and the safety of other tenants in the building if tenants are allowed to tamper.

I oppose House Bill 5446, which would allow tenants to make changes to rental property at their own expense for energy conservation.

On the surface this sounds like a reasonable idea, but automatically allowing tenants to do work without approval of the owner or manager raises a number of problems.

Tenants may not know how to safely perform such work, either for their own safety or without damaging the property.

For example, the bill mentions removable weather-stripping around doors and windows, but if applied incorrectly such weather-stripping cannot be removed without damaging paint and finishes. It also mentions removable interior storm windows, and allowing tenants to DIY install any kind of window seems ill-advised.

The bill states that tenants may also install insulation wrap around hot water heating tanks. Allowing or encouraging tenants to wrap materials around electric or gas heating tanks seems especially problematic. Tenants could easily choose an incorrect material for such wrapping or could install it incorrectly, creating a fire hazard.

Energy conservation is a worthy goal but tenants and landlords should be encouraged to work together on that goal rather than allowing tenants to make changes to property without the owner's prior approval or coordination.

For all of the above reasons, I hope you vote to hold this bill for further consideration.

Sincerely,

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