

## Roberta DiMezza

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**From:** James Hite, Jr <user@votervoice.net>  
**Sent:** Sunday, March 16, 2025 10:10 PM  
**To:** House Judiciary Committee  
**Subject:** OPPOSE H5446

Dear Committee Clerk DiMezza,

I'm opposed to H5446 which would allow tenants to make, at their own expense, alterations to rental property for "energy conservation measures" without prior approval of the landlord.

While well-intentioned, tenants shouldn't be automatically permitted to make alterations to property, even at their own expense. Tenants can damage property by accident and this bill allows tenants to conduct work on properties without permission or supervision from a property owner/manager.

Allowing tenants to add insulating wrap around hot water heating tanks is particularly concerning. Having tenants touch any kind of heating equipment could be dangerous, whether immediately to the tenant themselves, or to the building and other occupants by leaving a hazardous condition which causes a fire, carbon monoxide buildup, or injury later.

Tenants and housing providers should be free to implement energy conservation measures safely while working together, rather than allowing tenants to unilaterally make changes to rental property on their own which could lead to disruptions, damage, or injury.

For occupant safety as well as respecting a property owner's ability to approve and coordinate alterations to their property, please do not advance this bill.

Thank you for your consideration.

Sincerely,

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