

Roberta DiMezza

From: James Hlavacek <user@votervoice.net>
Sent: Tuesday, March 18, 2025 11:44 PM
To: House Judiciary Committee
Subject: H5446 - OPPOSE

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Dear Committee Clerk DiMezza,

I'm very concerned that a tenant would be allowed to personally make repairs to my property. I take a lot of pride being extremely quick to address any concern that my tenants bring to my attention. For a tenant to take into their unskilled and unlicensed hand a repair that could cause further damage to my property, is a very dangerous situation, for the property, themselves and my other tenants in the building

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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