

Roberta DiMezza

From: Karen Dill <user@votervoice.net>
Sent: Tuesday, March 18, 2025 11:44 PM
To: House Judiciary Committee
Subject: Oppose H5446 tenant alterations for energy conservation

Follow Up Flag: Follow up
Flag Status: Completed

Dear Committee Clerk DiMezza,

I oppose this bill. As a landlord and a realtor, having handled 100's of rentals this is a poor idea. On the surface it may seem that the Tenant is helping. I don't any tenant to make any changes to any of my properties. If something is done improperly and there is damage the cost to rectify might be substantial. With permission, depending on the ask, I would allow my tenant to make a change. Under no circumstance do I think a tenant should have the right to make any changes to my property without written approval.

Karen Dill

I oppose HB5446, which allows tenants at their own expense to alter their dwelling and dwelling units for energy conservation measures.

Tenants may not have the expertise or ability to access professional services to implement energy conservation measures properly, and poorly implemented improvements could lead to inefficiencies, safety issues, or even damage to the property or harm to other occupants.

Changes like installing insulation, replacing windows, or modifying heating/cooling systems may require extensive work which the tenant may not have the knowledge or ability to perform safely or the ability to select qualified contractors to perform the work.

Further, the bill gives some examples of work that may be done for energy conservation but also says that the tenant is not limited to those examples, which opens the door for tenants to do all manner of property alterations (anything except structural changes) in the name of energy conservation, all without prior approval by or coordination with the property owner.

Lower energy bills benefit tenants but they also benefit landlords because tenants with lower energy bills can more easily pay their rent and are more likely to continue as tenants in their units, so landlords have a built-in incentive to work with tenants on the measures.

Please vote against this bill, which would let tenants make potentially unsafe or dangerous alterations to property without the owner or manager's approval, and instead allow housing providers and tenants to freely coordinate energy conservation work in a way which is safe and non-disruptive to all building occupants.

Sincerely,

Karen Dill
141 Busher Dr
Middletown, RI 02842
karendill27@aol.com

