

Roberta DiMezza

From: Lynn Smiley <user@votervoice.net>
Sent: Sunday, March 16, 2025 8:54 AM
To: House Judiciary Committee
Subject: Oppose H5446 tenant alterations for energy conservation

Dear Committee Clerk DiMezza,

Please oppose

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,

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