

From: [AnnMarie Puleo](#)
To: [HSGTestimony](#)
Subject: HB 6433 Oppose- AN ACT CONCERNING INSPECTIONS OF RENTAL PROPERTY PRIOR TO OCCUPANCY OR TERMINATION, LATE RENTAL PAYMENTS AND DESIGNATION OF A RENTAL HOUSING OMBUDSMAN
Date: Wednesday, February 17, 2021 8:34:09 AM

Hello,

I strongly oppose this bill as it will cause increased expenses and aggravation for landlords and tenants to have an ombudsman to inspect apartments before a tenant moves out and before a new tenant moves in. This process will be unsustainable for the state to manage at any reasonable level of time or availability.

For tenants, because they would have to wait for the inspector to be available for them to be able to move in or out of a unit. In cases where they are on a voucher, they could miss their window and be forced to wait until the next month or 15th of the next month if the inspection is not done on time.

This is unreasonable and unnecessary regulation that further imposes on a landlord and tenant to negotiate reasonably. Both landlords and tenants have the ability to seek council as a remedy if they feel they were not given what is due at the end of a lease. Also tenants are encouraged to view the units they're moving into prior to signing any lease or providing a deposit, if they do not do that it is not up to a housing department inspector to do that for them. Perhaps the Housing department should provide education to tenants on what to look for for safety and cleanliness. Perhaps this would be far more effective so that the tenants can learn and look out for themselves, instead of having the state regulate or standardize everything, and therefore take rights ,and responsibilities, away from the citizens. This keeps in mind that in the event that a tenant finds that the unit or building is unfit, they have the right and information to contact the appropriate building inspector/ housing departments to remedy any issue that the landlord is not handling appropriately.

Thank you for your time.

AnnMarie Puleo