

I advocate for HB 280 due to several crucial reasons: **Overhauling Tax Credit System:** The current non-refundable tax credit setup fails to adequately assist landlords in the low- and middle-income housing sectors. Landlords with incomes below the threshold for utilizing non-refundable credits effectively receive no benefit. HB 280 proposes transforming these credits into fully refundable ones, guaranteeing that all property owners can afford essential upgrades for lead safety compliance.

Streamlining Regulation: Presently, each municipality can establish its own lead safety regulations, often conflicting with state and federal standards. HB 280 aims to address this issue by instituting a uniform 30-day response period for all lead safety applications. This standardization is imperative as it aligns the expected accountability of landlords, who risk severe penalties for non-compliance, with the obligations of municipal administrations.

Pragmatic Repair Approach: The current system lacks leniency, as a single deficiency in a lead safety assessment can lead to the rejection of an entire application, forcing property owners to restart the lengthy process. HB 280 introduces a more reasonable approach, allowing landlords 180 days to address any shortcomings. This is particularly crucial for time-intensive repairs, like window replacements, which are often delayed due to labor and material shortages.

Thank you for considering this essential legislation.

Sincerely,

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