



Rhode Island Association of REALTORS® & State-Wide MLS

June 10, 2024

The Honorable Daniel McKee  
Governor of Rhode Island  
Rhode Island State House  
82 Smith Street, Providence, RI, 02903

Dear Governor McKee:

On behalf of the members of the Rhode Island Association of REALTORS® and their clients, I am writing to implore you to veto H7015 and S2120. These controversial and costly bills were passed by the General Assembly at a time when Rhode Island residents are facing historic accessibility and affordability issues regarding housing. There are several unintended consequences to this legislation which will create unnecessary burdens for Rhode Island homebuyers already struggling to gain access to home ownership.<sup>1</sup>

We appreciate your steadfast support for creating generational wealth for Rhode Islanders across our state. Unfortunately, the General Assembly has not embraced that same goal and has made it even harder for Rhode Island to improve our poor national ranking regarding homeownership.<sup>2</sup> Moreover, Rhode Island leaders have not delivered on their promise to increase housing permits, once again ranking last nationally.<sup>3</sup> That is why the Rhode Island Association of REALTORS® has strongly opposed making it harder to purchase a home in Rhode Island by forcing homebuyers to hire a licensed electrician during the homebuying process.

Licensed home inspectors are already trained and required to open an electrical panel to observe any problems, the results of which are written into their reports with the recommendation to contact a licensed electrician for further review and remediation if necessary. This legislation, therefore, is not only duplicative, but also:

- Requires prospective homebuyers to pay for a licensed electrician during the inspection, adding more onerous costs to the home purchase;
- Would delay or prevent closings altogether as Rhode Island has only 35 licensed electricians, making their lack of availability to attend an inspection during the 10-day deadline mandated by law seriously problematic, and;
- Due to these two problems, could cause consumers to skip the inspection process altogether, potentially creating multiple safety issues.

---

<sup>1</sup> <https://www.nbcnews.com/data-graphics/us-home-buyer-index-data-cost-availability-difficulty-rcna139257>

<sup>2</sup> <https://www.newsweek.com/map-shows-us-states-highest-lowest-homeownership-1889378>

<sup>3</sup> <https://www.wpri.com/target-12/housing-crisis/from-bad-to-worse-to-disaster-ri-again-ranks-last-for-new-housing-permits/>

Governor McKee, these are some of the reasons that no other state has similar legislation. Please let our legislators know that Rhode Island cannot be a national outlier on this and other housing issues. Access to safe housing is too important to jeopardize, particularly in the midst of the current housing crisis. Thank you for your input and support on this matter.

Sincerely,

A handwritten signature in black ink, appearing to read 'Philip Tedesco', with a stylized flourish at the end.

Philip Tedesco, RCE, CAE, CIPS  
Chief Executive Officer  
RI REALTORS®