

Ratnasiri Liyanage-Don
Augusta

Honorable Members of the Health and Human Services Committee:

My name is Ratnasiri Liyanage-Don. My Wife and I own three houses in Augusta. We live in one house and rent out the other two. We both work other full-time jobs, but invested in these houses to hopefully help provide us with some retirement income.

I am also a current President of Capital Area Housing Association, a landlord association in Augusta area. Currently we have 205 members and 45 (22%) of those members live in the same building. 152 of them (74%) own 5 units or less, 181 of them (88%) own 9 units or less. Most of our members like me have regular job or retired. They mow the lawns, snow blow driveways, clean their properties, and do whatever property maintenance by themselves allowed by the law.

I am against this bill because there are existing laws which protects tenants from radon exposure.

It does not correspond to current Federal EPA guidance, which recommends retesting if the home has had major structural changes or if someone plans to occupy a level of the house lower than was previously tested.

The current law is common sense legislation that requires testing no more frequently than 10 years. This law already protects Mainers from radon exposure. The current law also would require a new test if a unit at a lower level were to be occupied as living space. The current law informs the tenants of the radon levels in the house and gives them a required radon tip sheet called "Radon in Rental Housing" and allows them to make an educated decision if those levels are acceptable to them. This is similar to a homeowner making a decision about buying a house.

We do not support the additional costly burden this new law requires the landlord to hire a person registered with the Department of Health and Human Service if radon levels exceed 4.0 picocuries per liter of air and then the additional testing thereafter. This bill creates an entire unnecessary industry for the certification of routine laborers.

I urge you to oppose LD 819, An Act To Reduce Lung Cancer Rates in Maine by Requiring Testing for and Mitigation of Radon in Residential Buildings by Landlords.

Thank you.

Ratnasiri Liyanage-Don
28 Cushnoc Dr
Augusta, ME 04330-5924
ratnadon44@yahoo.com
207-242-4535