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Wednesday, March 04, 2020

Chairman Kumar Barve
Environment & Transportation Committee
Maryland House of Delegates
6 Bladen Street
Room 251
Annapolis, MD 21401

TESTIMONY for HOUSE BILL 1540

Dear Chairman Barve, Vice -Chairman Stein, and the Environment & Transportation Committee,

My perspective on the landlord-tenant mold issue is firsthand, as I have inspected and tested hundreds of contaminated properties that needed remediation.

It saddens me to find people living in a contaminated environment, with fear of losing their housing if they complain. Many of the landlords/property managers do not understand the extent of the problem until a complaint is filed by a tenant or other concerned individual. Mold infestation within a dwelling may cause adverse health effects by a person being exposed to the mycotoxins produced.

Each inspection and testing should be conducted by an Indoor Environmental Professional (IEP) with Certified Indoor Environmentalist (CIE) or Certified Industrial Hygienist (CIH) credentials.

If a property is contaminated, then the remediation should be performed by a Certified Mold Remediation (CMR) contractor. After remediation is completed, a CIE should return to perform post-remediation clearance testing.

After reading Bill 1540 Environment – Mold Inspections – Standards, Reporting, and Penalties, and meeting with Delegate Henson in person to discuss my concerns about the complexities of this subject, I believe this House Bill 1540 will protect the tenants of these occupied buildings. Additionally, this bill should help guide the building landlords from exposure risk to elevated levels of microbial and biological hazards. These hazards may go undetected or un-addressed unless properly inspected and tested by Indoor Environmental Professionals (IEP's).

Effectively implementing the House Bill 1540 will require training and continuing education for the person(s) involved in conducting the inspection and testing, as well as those responsible for code enforcement.

Respectfully,



Vincent Gigliotti (CIE)
Environmental Solutions Inc,

