

Testimonial in Support of HB25-1202: The Impact of Mold on My Life and My Patients

My name is Michelle McKeon, and I am an Integrative Medicine Practitioner specializing in tick-borne infections and environmental toxins. I am also a Certified Mold Practitioner. Mold exposure has not only impacted my own health but is a central issue for my patients—80% of the individuals I work with are battling biotoxin illness or mold-related exposure.

Biotoxin illness, particularly from mold, is often misunderstood and isolating. It's not just a physical battle; it deeply affects relationships, financial stability, and mental well-being. Many individuals struggling with mold toxicity feel unheard, dismissed by friends, family, and even healthcare professionals who fail to recognize the severity of their condition.

The Hidden Danger of Poor Indoor Air Quality

Indoor air quality can be up to five times worse than outdoor air. According to the Environmental Working Group (EWG), indoor pollutants—including mold, dust mites, and volatile organic compounds (VOCs)—are often present at dangerous levels inside homes. Given that more than 50% of homes in the U.S. have some form of water damage, mold exposure is a widespread issue that many individuals unknowingly face. With the average person spending approximately 90% of their time indoors, poor air quality can have a profound impact on long-term health.

Mold-Related Illness: A Silent Epidemic

Biotoxins, particularly mycotoxins produced by mold, can trigger severe health conditions such as Chronic Inflammatory Response Syndrome (CIRS) and Mast Cell Activation Syndrome (MCAS). These conditions often overlap with Lyme disease and other autoimmune disorders, exacerbating symptoms and complicating recovery.

Common Symptoms of Mold Illness I See in My Practice:

- Chronic fatigue
- Brain fog and cognitive dysfunction
- Respiratory issues (cough, wheezing, shortness of breath)
- Muscle and joint pain
- Migraines and headaches
- Allergies and chemical sensitivities
- Digestive issues (bloating, nausea, diarrhea)
- Skin rashes and irritation
- Bladder dysfunction (frequent urination, UTI-like symptoms)
- Anxiety, depression, and mood swings
- Movement disorders

Factors influencing Why Certain People Develop Severe Mold-related Illnesses:

1. **Genetics (HLA-DR Gene)** – Research shows that 24-40% of individuals carry the HLA-DR gene, making it difficult for their bodies to detoxify biotoxins like mold. This genetic predisposition can lead to persistent symptoms and chronic illness.
2. **Previous Mold Exposure** – Those with past mold exposure may develop heightened immune sensitivity, leading to severe reactions even at low levels of re-exposure.
3. **Co-Infections (Lyme & Tick-Borne Illnesses)** – Lyme disease weakens the immune system, making mold-exposed individuals more susceptible to illness.
4. **Environmental & Lifestyle Factors** – Living or working in a water-damaged building significantly increases the likelihood of developing mold-related health issues.

Why We Need HB25-1202

Mold-related illnesses are often misdiagnosed, and many individuals suffer for years without proper medical recognition or intervention. HB25-1202 is critical in addressing the hidden dangers of mold exposure, ensuring greater awareness, accountability, and resources for those affected.

As someone who has personally experienced the devastating effects of mold and works daily with patients who are struggling to recover, I urge policymakers to take action. Mold-related illness is real, debilitating, and preventable with proper regulations and public education. By supporting HB25-1202, we can help countless individuals reclaim their health and well-being.

Michelle McKeon, CNS, LDN

Certified Mold Practitioner & Integrative Medicine Practitioner

[The Lyme Specialist](#)

House Energy & Environment

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HB25-1202 Increasing Public Awareness of Mold Health Effects

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| Name, Position, Representing | Typed Text of Testimony |
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| LINDA KILIS For themselves | <p>Our family has personally been impacted by extensive mold in an apartment managed by a large property management company. We were exposed to multiple water intrusion issues that caused extensive mold growth to occur in the ceiling, walls, flooring and even a crawl space underneath. We were unaware of our exposure since it was hidden, due to improper remediation. Over the course of more than six years, we experienced a myriad of symptoms including neurological, gastrointestinal, immunological, and respiratory issues and we didn't know what was causing them because we were not educated on the dangers of mold exposure. While many symptoms improved after moving out, others remain chronic and life-altering with no known cure.</p> <p>Because there are no standards in Colorado for how to remediate water damage and resulting mold in a property, residents are put at significant risk to their health. And most are unaware of the adverse health effects that can occur.</p> <p>HB25-1202, Increasing Public Awareness of Mold Health Effects, is a bill that is needed to protect Colorado residents from those who prioritize profits over human health and to alert the public to the serious health threats that mold exposure can cause.</p> <p>Mold remediation standards are vital for public health. They ensure consistent, effective remediation, prevent cross-contamination, and address the underlying moisture issues to prevent mold regrowth. These standards also reduce legal and financial risks for property owners.</p> |
| Lisa Killebrew For themselves | <p>Hello,</p> <p>I think this bill should be passed for the safety and health of Colorado residents. I am thrilled Change the Air Foundation has stated the process to protect residents. This will definitely raise the bar and awareness, education, standards and regulations pertaining to water damage and mold. I moved to Colorado almost 6 yrs ago. I bought a beautiful house in Greenwood Village CO with my husband and 2 young children. We unfortunately found out 2 months later, the sellers didn't disclose many water leaks. I am the 1 in 4 people statistically who is very sensitive to mold. We had our home tested and found alot of mold and slowly remediated our house. This cost thousands of dollars and we all started having health issues. I had and still have to this day brain fog, light sensitivity, eye floaters, fatigue. I spend my free time visiting</p> |

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| | <p>doctors to help relieve some of my symptoms caused by mold. My husband Nick started having sinus issues since we moved to our house.</p> <p>If we would have known from the start our house had mold issues we would have never moved in. I think we have the right to be informed and to be protected. The remediation companies I have called are not up to par with regulations and should be to protect residents who go to them for help. They should have all the proper certifications to run a business. Some companies are incompetent and this causes further issues for the home owner. Everyone says oh Colorado is a dry climate there is no mold here. That is naive for all to believe this. If there was water damage, a flood, a pipe leak and it wasn't properly remediated or not cleaned up right away within 48 hours, you definitely have a mold problem.</p> <p>So please pass this bill to help protect your Colorado residents. We all want to be protected and this bill could help thousands.</p> <p>Sincerely, Lisa Killebrew</p> |
| <p>Teresa Fox For themselves</p> | <p>My name is Dr. Terri Fox, and I am a family medicine physician with extensive experience treating mold toxicity. Despite our dry climate, mold-related illness is remarkably common in this region. I have treated thousands of patients suffering from its debilitating effects—many of whom have been bedridden or severely impaired. Some have seen as many as 40 doctors before reaching my practice, desperately seeking answers and relief.</p> <p>Patients with mold toxicity often present with migraines, neurological symptoms, cognitive dysfunction, and anxiety—symptoms that are frequently misdiagnosed or dismissed. Fortunately, mold toxicity is highly treatable, and once the source of exposure is eliminated, patients often recover quickly and dramatically.</p> <p>However, the biggest challenge many face is finding a safe, mold-free home. Renters often have no legal recourse, as landlords bear no responsibility for mold-related issues. Homeowners, too, encounter significant obstacles—for instance, when builders fail to properly seal flashing, resulting in leaks and hidden water damage.</p> <p>Adding to the problem, the mold inspection and remediation industries remain completely unregulated. I have seen multiple patients spend over \$60,000 on remediation, only to find that the work was either ineffective or done improperly, making the contamination worse. Many remain sick in their homes, despite having invested substantial resources into fixing the problem.</p> <p>I strongly believe that Colorado must implement regulations for mold inspection and remediation services. Without oversight, vulnerable individuals continue to suffer—both physically and financially. Proper industry standards and accountability would go a long way in protecting public health and ensuring that those affected by mold toxicity have access to safe, effective solutions.</p> |

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| | <p>Thank you for your time and consideration!</p> |
| <p>Andrew Swart For himself</p> | <p>Undisclosed mold and water damage within our home, and improper remediation of that mold have led to illness and uprooting of my family (me, wife, baby). I also have a pre-existing chronic health condition, which makes me more susceptible to challenges from mold and mycotoxins.</p> <p>Within the last 12 months we have been in and out of temporary housing 4 times and spent nearly \$100,000 on mold remediation, temporary housing, and new belongings (caused by contamination). We have dealt with numerous remediation teams, been lied to, had things not disclosed, and had multiple remediation rounds done both incorrect and incomplete. An exhausting year filled with trauma... all because mold was not handled properly, not understood, or underestimated. Very few people know what they're doing in this unregulated industry and we desperately need legislation to raise the bar on education, certification, and standards. I sincerely hope this passes so that other families aren't left to deal with what we've had to go through.</p> |
| <p>Tyler Baurick For himself</p> | <p>A few years ago, my family faced serious health issues due to mold from a pipe leak in our apartment complex. My son and my wife both became very ill before realizing mold was the cause. The maintenance team has zero idea about handling the leak properly and in a timely manner, which is a very common problem with both landlord and homeowners when it comes to mold and water damage. This experience showed me how widespread mold and water damage are in homes and indoor buildings across the country, with statistics stating that it affects nearly half of all indoor spaces. That's too big of an issue to ignore.</p> <p>Here's the truth that is supported by over 400 peer reviewed studies and case studies that mold exposure can be just as harmful as lead and asbestos, yet the general public aren't aware of the risks. The problem lies in proper education and awareness, because this is the key to prevention and proper maintenance of buildings. If HB25-1202 had been in place during the time my family became ill from exposure, it could have made a significant difference in our lives.</p> <p>A similar bill has already passed in Illinois, emphasizing the critical need for mold awareness and the urgent necessity to tackle this hidden health hazard. We must act now to support this bill and protect families and the public from the serious health risks that mold can cause. Let's not repeat the mistakes of the past, as we did with the lead campaign, allowing people to suffer and even lose their lives before we take meaningful action. Your support of this bill is essential in making a change that can save lives and protect public health.</p> <p>Mold doesn't have a political party, it can affect anyone anywhere at any time.</p> <p>Thank you for your attention to this important matter.</p> |

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| | <p>Best regards,</p> <p>Tyler</p> |
| <p>Abigail Levy For themselves</p> | <p>Thank you for hearing our testimonies in regards to Bill 25-1202.</p> <p>My name is Abby and I am from Colorado, I've never taken my breath for granted. I was on oxygen as a newborn due to lung infection at birth, and had severe childhood asthma. I missed out on opportunities. I learned not to run and play because I didn't know if anyone would be able to help me if I had an asthma attack, and I was embarrassed when I did. It was hard enough growing up with asthma in a mold free home here in Colorado. But I learned quickly in my early adult life that I shouldn't, and could no longer, take that for granted either. My sophomore year of college I lived in a dorm in California with a black mold problem. I remember how hard it was to focus on school and work with the brain fog, the rashes, and the trouble breathing. I'm allergic to mold, and my body couldn't cope with the constant exposure to this trigger. It didn't stop there, because black mold is a big problem everywhere, especially for renters and young people trying to make a way for themselves. Black mold was a problem at nearly every apartment I lived in after that, in California or Colorado. As a renter, I have experienced how challenging it can be to have these issues addressed, even with the best landlords with the best intentions. We had to have black mold removed from our current home, it had overtaken the space between the walls and the tiles in the bathroom before we moved in. I worried about the contractors health as well as our own, as there was no clear cut process to follow.</p> <p>In conclusion, this is an essential bill that will help to ensure public health and safety in regards to mold and its remediation in the State of Colorado. Not only would it protect some of our most vulnerable residents who rent homes and are especially vulnerable to exposure to mold toxicity, but it would also help to protect homeowners and contractors. This bill is an important step in the right direction and I hope it will be the first of many similar measures. Thank you for hearing my testimony and for all that you do in service of the people of Colorado.</p> |
| <p>Lauren Baurick For themselves</p> | <p>Mold is a challenge that transcends political boundaries; it affects everyone, regardless of political stance, age, or socioeconomic status. At its core, this issue is about doing what is right—ensuring that all members of our communities can work and live in safe and healthy indoor environments.</p> <p>Since we spend 90% of our time indoors, the quality of our indoor air is crucial for our overall health and well-being. Over 400 peer-reviewed articles and case studies document the health effects of mold and water damage, underscoring the urgency of addressing this issue.</p> |

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| | <p>Every time I enter a public restroom, I notice signs urging employees to wash their hands. We all understand that the spread of bacteria can jeopardize public health. However, when I see mold around supply vents or water-damaged ceiling tiles, there is often no acknowledgment of the risks posed by mold and poor indoor air quality. When I raise these concerns with building managers, they frequently place them low on their list of priorities.</p> <p>The reality is that visible or hidden mold and water damage in any building can have serious health implications. This is not just an aesthetic issue; it's a matter of public health that affects us all.</p> <p>As someone who has experienced both renting and homeownership, I have felt the devastating health effects of mold firsthand. In a previous rental, a leaky pipe was ignored for too long, allowing hidden mold to flourish behind the walls, which harmed my family's health. As a homeowner, I discovered our entire HVAC system was covered in mold due to a previous owner's negligence. Despite the home inspector's assurance that everything was fine, I later realized that if I had been more aware of mold and its health hazards, I would have hired an indoor environmental professional to inspect my home's air quality during the initial inspection. Proper education about mold prevention could have protected my family's health.</p> <p>This issue represents a troubling trend among both renters and homeowners: many individuals lack the knowledge to effectively prevent, address, and manage mold and water damage. This gap in education leads to ongoing health issues and costly repairs that could be avoided.</p> <p>Please help make a lasting impact by supporting this bill. Thank you.</p> |
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As a certified asthma educator, I support House Bill 25-1202. Although Colorado Revised Statutes 38-12-503-507 have specifics addressing what makes a premises uninhabitable from mold and outlined requirements a landlord is to follow after being notified of suspected or known indoor mold presence. Nearly 11% of individuals and families report known indoor mold exposure and a lack of response from landlords in addressing and mitigating the source of the mold. The intent of HB 25-1202 is to create a state led public health campaign on indoor mold which can arm homeowners and tenants with knowledge of health impacts from prolonged exposure and actions that should be taken to negate exposure, including the benefits of using a certified contractor or individual in remediation efforts.

Nearly 25 million adults and children have asthma in the United States and in Colorado, ten percent or nearly half a million of our population has a diagnosis of asthma, including children. Asthma affects people differently. This is because the environment in which they live in can have a direct impact into the severity and poor control of their asthma.

An individual who has frequent coughing, wheezing and shortness of breath is considered to have poor asthma control. Poor asthma control results in higher healthcare utilization, greater number of missed work/school days, and poorer quality of life, contributing to an annual US economic burden of more than \$80 billion with \$50 billion being related to direct medical costs. Main contributors of poor asthma control are illnesses, medication beliefs, inaccurate recognition and response to asthma symptoms, poor medication adherence, poor device technique and failure to avoid known or unknow environmental triggers. On going efforts by health care providers and

community health workers are being done to address most of these contributors to poor asthma control. However, it can be difficult to improve asthma control and quality of life for those living with asthma when ongoing exposure to indoor asthma triggers, such as mold, cannot be mitigated.

For decades mold (fungi) has been identified as a contributor to short- and long-term negative health effects such as stuffy nose, sore throat, coughing, wheezing, burning eyes, and skin rash. In 2004, the Institute of Medicine published a report (Damp Indoor Spaces and Health) finding sufficient evidence in the association between exposure to mold and development of respiratory infections, including worsening asthma.

Many individuals and families living with asthma are not aware of these health impacts from mold exposure. This is because there is a belief Colorado has low humidity levels and less susceptibility to mold. However, most situations where individuals with asthma experience mold exposure comes from water damage/leaks and failure remediate the leak and living environment. Many of these individuals live within income-qualified rental properties.

Several studies fund mold mitigation efforts (reduction in water infiltration, removal of water damaged building materials, home repairs and education) resulted in significant improvement in asthma severity and asthma control once the mold had been removed from the indoor environment.

All of this to emphasize, that any efforts that can be driven at the state level to further build upon already established efforts to support raising awareness, educating the public on health impact from indoor mold exposure, and providing guidance on how to

best reduce indoor mold exposure can only further improve the health of our communities.

Sincerely,

Joyce A Baker MBA, RRT, NPS, AE-C, FAARC