

Dear Committee Clerk O'Brien,

I oppose H5756. Adding a new transfer tax on properties over \$900,000 penalizes many multifamily owners, not just luxury sales. It adds friction to reinvestment and housing turnover at a time when we need more, not fewer, units in the market.

I am reaching out to express my strong opposition to House Bill 5756, which proposes implementing a transfer tax of \$20.00 per thousand dollars on property sales exceeding \$900,000.

While I am a supporter of initiatives aimed at making housing more affordable, I have reservations about using a tax on property sales over \$900,000 as a means to fund these efforts. This approach may not achieve its intended purpose and could instead lead to unintended consequences.

One major concern is the potential impact this tax increase could have on multifamily apartment buildings and certain single-family homes. Such a tax might discourage investment in property development and maintenance, which could ultimately result in rent increases for tenants. This outcome could exacerbate the affordability issue we are trying to address.

Rather than relying on tax increases, I believe that focusing on zoning reforms and offering building incentives would be more effective strategies for tackling the shortage of affordable housing. Zoning reforms can encourage the development of diverse housing options, while incentives can attract developers to invest in affordable housing projects.

It is essential to consider alternative approaches that foster sustainable and inclusive housing solutions without placing undue financial burdens on property owners and tenants. By exploring innovative policies and fostering partnerships between government, developers, and communities, we can work towards ensuring that everyone has access to safe and affordable housing.

Therefore, I urge policymakers to reconsider the current approach outlined in Senate Bill 2361 and explore more constructive methods of addressing our housing challenges.

Thank you for considering my perspective on this important issue.

Sincerely,

Pawel Cwierz
670 Tower Hill Rd
North Kingstown, RI 02852
pcwierz7@gmail.com