



Rhode Island Manufacturers Association

The Economic Engine for Rhode Island

May 13, 2025

The Honorable Marvin L. Abney, Chairman
House Finance Committee
State House
Providence, RI 02903

Ref H-6257 Real Estate Conveyance Tax

As the Executive Director of Rhode Island Manufacturers Association, we are opposed to passage of this legislation. H.6257 establishes an additional transfer tax on commercial property sold in excess of \$1,500,000. The amount of the tax \$3.13 per \$500 of value over \$1,500,000. Revenues raised would be deposited into the Housing Resources and Homelessness restricted receipt account.

This transfer tax is just another burden on the business community. Many of our manufacturers purchase their buildings so they can control the rent and use the building as part of their retirement or to pass onto their family. These individuals are burdened with so many other financial concerns that this is not a pro-business piece of legislation.

They also send a message to potential buyers that they are not wanted in Rhode Island. Our state needs to attract wealth in order to gain revenue from the sale of goods, personal income tax, and other fees already in law that will help to grow our revenue in a healthy way.

Once again, we are seeing legislation to raise revenue for a worthy issue but solely on the backs of the business community. We need to be supporting our businesses not adding more financial burden on their backs.

Sincerely,

David M. Chenevert
Executive Director Rhode Island Manufacturers Association.