



**RHODE ISLAND COALITION  
OF HOUSING PROVIDERS**

[www.ricohp.org](http://www.ricohp.org)

March 25, 2024

To Honorable Representative Robert E. Craven, Sr.  
Chair, House Judiciary Committee  
Rhode Island State House  
Providence, RI 02903  
VIA Email: [HouseJudiciary@rilegislature.gov](mailto:HouseJudiciary@rilegislature.gov)

**RE: Letter in OPPOSITION to House Bill No. H7304**

Dear Members of House Judiciary Committee,

We are writing to express my strong opposition to the proposed amendments to Section 34-18-16.1 of the General Laws, as outlined in the bill H7304.

While we acknowledge the importance of addressing housing insecurity and instability in our state, we believe that the proposed amendments would have several negative consequences that outweigh their potential benefits.

Firstly, extending the notice period for rent increases from thirty (30) days to ninety (90) days for all tenants, and from one hundred twenty (120) days to sixty (60) days for month-to-month tenants over the age of sixty-two (62) years, could impose undue burdens on landlords and restrict their ability to manage their rental properties effectively. Landlords rely on rental income to cover expenses such as maintenance, property taxes, and mortgage payments. Extending the notice period for rent increases could disrupt their cash flow and make it more challenging for them to maintain their properties.

Furthermore, the amendments fail to address the underlying causes of housing insecurity and instability, such as the lack of affordable housing and inadequate wages. While providing tenants with more time to adjust to rent increases may offer some temporary relief, it does not solve the fundamental issue of housing affordability.

Instead of focusing on extending notice periods for rent increases, we urge you to consider alternative solutions that address the root causes of housing insecurity and instability. This could include increasing the supply of affordable housing and providing rental assistance to low-income tenants.

Thank you for considering my views on this matter. We respectfully urge you to oppose H7304.

Thank you,

Rhode Island Coalition of Housing Providers