



**State of Rhode Island**  
**Lieutenant Governor Sabina Matos**

March 17, 2026

Representative Carol Hagan McEntee  
Chair, House Judiciary Committee  
82 Smith St, House Lounge  
Providence, RI 02903

Re: Letter of Support for H7764: An Act Relating To Property -- Residential Landlord And Tenant Act

Dear Representative McEntee:

I write to you in support of H7764: An Act Relating To Property -- Residential Landlord And Tenant Act.

This bill prohibits the use of algorithmic pricing by landlords to determine the amount of rent to charge a residential tenant. Currently, algorithmic pricing can be used to extract the highest-possible rent from prospective tenants. Doing so not only raises the cost of living but runs the risk of displacing lower-income renters as well.

During the Biden Administration, the White House Council of Economic Advisors released a report showing that dynamic pricing can “add an average of \$70 per month to the cost of rent for units in algorithm-utilizing buildings. In 2023 alone, such algorithms are estimated to have cost renters more than \$3.8 billion.”

Eliminating algorithmic pricing from the rental market will strengthen healthy competition while also lowering the cost of housing for Rhode Islanders who are already deeply concerned about the cost-of-living. According to one Brown study, the cost of living remains one of the greatest challenges impacting Rhode Islanders today. We need to use every tool in our toolbox to ensure all people in our state have access to affordable, habitable, housing.

For these reasons, I urge you to vote this bill favorably out of committee.

Sincerely,

A handwritten signature in black ink that reads "Sabina Matos". The signature is written in a cursive, flowing style.

Sabina Matos

Rhode Island Lieutenant Governor

CC: Rep. Brandon Potter



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