From:	bounce@bounce.votervoice.net on behalf of Christopher Reed <user@votervoice.net>
Sent:	Wednesday, March 18, 2026 10:11 AM
To:	House Judiciary Committee
Subject:	OPPOSE - Please vote NO H8108 & S2271

Follow Up Flag:	Follow up
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Dear Committee Clerk DiMezza,

I respectfully submit testimony in opposition to H8108 & S2271

I hope you will consider the constitutionality and efficacy of the proposed rent stabilization law, which in reality threatens to destabilize the housing market. The state doesn't need exposure to the litigation that is sure to follow. Is Rhode Island doomed to repeat the mistakes made in other states?

"In Armstrong v. United States, the Supreme Court laid down the much- to-be quoted doctrine that "he Fifth Amendment's guarantee that private property shall not be taken for a public use without just compensation was designed to bar Government from forcing some people alone to bear public burdens which, in all fairness and justice, should be borne by the public as a whole."

"Studies have shown that Rent Stabilization has caused the very disruptions it seeks to alleviate (36) and anecdotal evidence suggests that some landlords have become wealthy precisely because they were able to work the shortages created by Rent Stabilization to their profit. But these all are beside the point. Our Constitution has at its heart freedom of choice. We accept that choices properly become constricted by emergencies, but only by real ones. For this, even if it qualified historically, Rent Stabilization simply no longer does."

36. See PETER SALINS & GERARD MILDNER, SCARCITY BY DESIGN: THE LEGACY OF NEW YORK CITY'S HOUSING POLICIES (1992).

https://gcc02.safelinks.protection.outlook.com/?url=https%3A%2F%2Falblawfirm.com%2Farticles%2Fconstitutional-rent-stabilization%2F&data=05%7C02%7CHouseJudiciary%40rilegislature.onmicrosoft.com%7Cf747c79f0c404c2560df08de84f973d6%7C9fe6112ca456463789dc0f284ceffc66%7C0%7C0%7C639094404091215521%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIwLjAuMDAwMCIsIlAiOiJXaW4zMiIsIkFOIjoiTWFpbCIsIldUIjoyfQ%3D%3D%7C0%7C%7C%7C&sdata=DZaD0t3k6rQRUDaSJnlNDlf4pAvA0F7oy8iQAv%2FNA%2FI%3D&reserved=0

Sincerely,

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