

Ariana Costa

From: bounce@bounce.votervoice.net on behalf of Rob Grace <rgrace@rihousebuyer.com>
Sent: Tuesday, March 17, 2026 10:32 AM
To: House Judiciary Committee
Subject: OPPOSED - VOTE NO H8113 - This law would have a very negative impact on tenants!

Follow Up Flag: Follow up
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Dear Committee Clerk DiMezza,

This proposed bill would require landlords with six or more units to deposit tenants' security deposits into interest-bearing federally insured accounts.

- It would significantly increase landlords' administrative workload, including managing separate accounts for each tenant, monitoring interest rates, and ensuring federal compliance.
- The added administrative burden would raise operating costs, likely leading to higher rents for tenants, particularly impacting smaller landlords with limited resources.
- Additionally, landlords could possibly face challenges in distributing accrued interest to tenants within 20 days after lease termination, potentially causing delays and disputes.
- While the bill aims to benefit tenants by providing them with accrued interest, the burden it places on landlords may outweigh these benefits.

As an example, based on the current average interest rates provided on savings accounts, someone who rents a \$1,500 apartment would only receive \$9 in return at the end of a 1 year lease period. This proposal seems to create a lot of extra work for very little return.

Similar legislation in MA has lead to increased rents while landlords forego accepting security deposits. Risk is mitigated by accepting more rent which may or may not be applied to damages but is non-refundable to the tenant. At least with a security deposit, a tenant has a chance at recouping their funds. Any increase in rent spurred by legislation like this would be unfortunate in the midst of a housing crisis.

For these reasons, I oppose this bill.

I support legislation which aims to relieve the burdens that we face in our current housing market while fostering positive landlord-tenant relationships. I know that this legislation accomplishes neither.

Thank you.

Sincerely,

Rob Grace
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