

## Ariana Costa

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**From:** bounce@bounce.votervoice.net on behalf of Rob Grace <rgrace@rihousebuyer.com>  
**Sent:** Tuesday, March 17, 2026 7:36 AM  
**To:** House Judiciary Committee  
**Subject:** Oppose H8141

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Dear Committee Clerk DiMezza,

Please consider the following points on why I oppose H8141

- Mandates annual data reporting and surveillance of landlords, tenants, and legal outcomes, raising privacy concerns.
- No clear funding mechanism outlined; taxpayers may be burdened with high ongoing costs for legal representation, administration, and community education.
- Risk of duplication of services with existing legal aid organizations, leading to inefficiencies and wasted resources.
- Provides free attorneys to tenants only, potentially creating a legal imbalance in housing court that unfairly burdens small landlords who must pay their own legal fees.
- Could delay proceedings and increase litigation costs for landlords, including for justified evictions such as nonpayment or lease violations.
- Creates disincentives for landlords to rent housing, for fear of prolonged legal battles and legal entanglements.
- Could lead to increased housing costs or reduced rental availability, as landlords factor in the cost and risk of dealing with state-funded legal opposition.
- Imposes new lease requirements, potentially invalidating existing lease language and increasing legal risks for landlords.
- Demands public disclosure of landlords involved in eviction proceedings, which may unjustly stigmatize landlords regardless of case merits.
- Mandates sheriffs and constables to distribute state-created pamphlets during service of process, adding tasks outside their core duties.
- Imposes notice requirements on all residential leases, creating compliance headaches and legal exposure for property managers and landlords.
- The broad definition of “eligible individuals” and “covered proceedings” could allow for frivolous or strategic litigation to delay rightful evictions.
- May encourage tenant noncompliance or nuisance behavior, knowing legal aid is guaranteed and eviction becomes more difficult.

Please oppose this bill.

Sincerely,

Rob Grace  
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