

Ariana Costa

From: bounce@bounce.votervoice.net on behalf of Kathy Del Sesto <user@votervoice.net>
Sent: Monday, March 16, 2026 10:47 AM
To: House Judiciary Committee
Subject: OPPOSE H8274

Follow Up Flag: Follow up
Flag Status: Completed

Dear Committee Clerk DiMezza,

Federal Law does not include Housing Status as a protected class for a reason...it is ridiculous. It is like denying a person a job as a doctor without prior education to be a doctor. Would you go to a doctor without an education? I certainly think your time could be much better spent addressing real issue that the state has...like the corruption around the Washington Bridge debacle.

I OPPOSE H8274 which would make it a crime for landlords to inquire about a potential applicant's prior residence or rental history, or to use that information in deciding whether to rent to someone, with possible fines starting at \$10,000 for the first offense and then increasing for any additional offenses.

Adding "housing status" as a protected class may create legal burdens, prevent landlords from verifying rental history or identity, and pose safety risks.

Checking residence history is one of most basic elements of considering a rental application, and removing landlords' ability to check this would severely harm our ability to adequately determine if someone has the ability to rent and also the ability to relate well to past residents and owners/managers - and thus, whether they are likely to be good neighbors in the unit for which they are applying.

A lack of residence or rental history doesn't equate to an automatic denial of a rental application, but is the start of a conversation with the applicant about the rest of their application.

But denying a landlord the ability to even inquire about past residence or rental history means this conversation can't even happen, and landlords will have to put even more emphasis on factors like employment and credit which may end up hurting applicants without a residence/rental history even more. It may also be hard to even verify credit as a previous address is requested in order to run credit reports.

Instead of broad policies that may backfire, we urge lawmakers to focus on education, support services, and collaborative solutions that balance housing access, property rights, and anti-discrimination efforts.

Sincerely,

Kathy Del Sesto
6 Greenbrier Rd
Narragansett, RI 02882
6greenbrierrental@gmail.com