

Ariana Costa

From: bounce@bounce.votervoice.net on behalf of Rose Russell <user@votervoice.net>
Sent: Tuesday, March 17, 2026 7:25 AM
To: House Judiciary Committee
Subject: H8274 OPPOSE

Follow Up Flag: Follow up
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Dear Committee Clerk DiMezza,

In order to protect my residents and the properties I manage I must inquire about any applicants past tenancies so I can determine if they are reliable and take care of the property. A prohibition on asking for landlord references and being able to check those puts tenants and property at risk.. If you'd provide a \$10,000,000.00 property liability insurance policy payable on demand for any destructive tenants issues including any unpaid rent, damages, scaring away other tenants, etc.... then sure. But barring your providing that insurance, I will ask for a rental history to be able to check a person before allowing them to move into the most expensive asset I have. Move them into the house you own, if you think it's such a great idea! Oppose this bill.

I am writing to ask you to please VOTE NO on H8274. While I support the idea of making housing more accessible, this bill introduces some very steep penalties for a process that is essential to running a safe and stable rental property.

I'm concerned about this bill because:

It shuts down essential communication - Checking an applicant's past rental history is the most basic part of my job as a housing provider. It's how I get to know if a tenant is a good fit for the community. By making it a violation to even ask about prior residence, you are cutting off the very conversation that allows me to get to know an applicant.

The penalties are disproportionate - A fine up to \$10,000 for a first-time offense is incredibly high. It feels like this bill is designed to punish property owners for trying to do basic due diligence, rather than helping people find homes.

It will force stricter standards - If I'm legally barred from looking at rental history, I'll have no choice but to rely much more heavily on strict credit scores and high income-to-rent ratios. This change will likely severely harm the very people the bill is trying to protect, those who might have a complicated housing history but are otherwise great applicants.

Safety of other residents - My current tenants rely on me to vet new neighbors properly. Removing the ability to verify a person's background makes it much harder to ensure a safe environment for everyone in the building.

I urge you to look for solutions that focus on support and education for those in need of housing, rather than creating new legal traps and heavy fines for property owners.

Thank you for your time and for considering my feedback on this bill.

Sincerely,

Rose Russell
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