

Ariana Costa

From: bounce@bounce.votervoice.net on behalf of Janice Hannert <user@votervoice.net>
Sent: Tuesday, March 17, 2026 7:22 AM
To: House Judiciary Committee
Subject: Oppose H8274

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Dear Committee Clerk DiMezza,

Please do not pass H8274. The way this bill is written creates huge legal risks for property owners and might actually make it harder for people to find housing.

My main concerns are:

Excessive Penalties: The bill treats simple questions about an applicant's living history as a major violation, with fines up to \$10,000 for a first mistake. These penalties are extremely high and feel more like a trap for small property owners than a helpful regulation.

The Importance of Rental History: Checking where someone lived previously is a basic part of vetting a tenant. It's not just about money; it's about knowing if someone will be a good neighbor and respect the property. Taking away this tool makes it nearly impossible to do our due diligence.

If I can't ask about rental history, I'm forced to rely entirely on things like strict income requirements and credit if able to be verified. This actually hurts applicants who might have a spotty housing history but could have explained it in a conversation. By banning the question, you're banning that conversation.

Safety and Identity: Verifying a person's identity and past residences is a safety measure for the other tenants in the building. This bill creates a massive blind spot that could lead to safety risks for the whole community.

Instead of passing broad mandates that carry heavy fines, I urge the legislature to focus on supporting services and educational programs that help people transition into stable housing. We need solutions that balance property rights with housing access without undermining the effectiveness of the screening process.

Please do not pass this bill..

Respectfully submitted,

Sincerely,

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