

Good morning,

I am writing today to voice my support for bill H7382. This is an issue that needs to be addressed on a statewide basis for stability and uniformity of the state rental housing market. There is too much volatility after every election cycle for towns to radically alter the terms of regulations of rental properties causing distress to both the renters and the property owners. We have situation where one year a lease is fine and the next is in violation and subject to fines and sanctions. This is especially true in unique rental markets where there are large college populations. A recent ordinance in one town reduce the housing market by at least 33% causing many displaced students and for those lucky enough to remain, their costs increased substantially because of course the expenses of the property owners still need to be met.. Additionally, many property owners are not residents of the towns where the real estate is held. They are paying taxes, at a higher rate in many cases , but have no representation in matters that greatly effect them, whereas management at the state level would level the at least provide that representation to some extent. I hope you will give consideration to this important bill.

Respectfully,
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