

To the members of the House Municipal Government and Housing Committee,

I am a housing provider and have been active in real estate in Rhode Island as a housing provider, real estate agent, and property renovator since the early 2000s. I am also a registered voter and generally support the position of the RI Coalition of Housing Providers on housing issues.

I believe the existing law regarding notices of violations to owners is sufficient and there is no need for proposed House Bill 7987.

The existing statute section (f) already has a provision for “a copy of the second notice to be posted in a conspicuous place in or about the dwelling, dwelling unit, rooming unit, or structure where the violations are alleged to exist” so there is no need to further burden the municipal officer by *also* requiring separate notifications to the individual occupants of such dwelling/rooming units, when the notice is already required to be conspicuously posted thereon.

Requiring the notice of violation to be served on the tenants affected by the violations is needless and excessively bureaucratic as it is exactly such occupants who are no doubt already quite aware of the presence of the violation, so serving them with notice of the same would accomplish nothing.

Notifying such occupants of any housing court hearing would also accomplish little as it is the enforcing officer’s evidence and the owner’s response that contribute to the housing court’s determination of the owner’s requirement and timeline to address the violations; it’s not clear what any tenant-occupant presence at the hearing would accomplish over the evidence already gathered and presented by the enforcing officer.

For these reasons, I am opposed to the adoption of this Bill.

Thank you for your consideration, and your service to our State,

Anthony Thompson