

Dear Committee clerk Huntley,

I am writing to oppose House Bill 7989, which proposes residential rent control, rent increase caps, just cause eviction mandates, installment security deposits, annual reporting requirements to the Department of Housing, and severe penalties for violations.

While I recognize the bill's goal of addressing housing affordability and tenant protections, we believe these measures would negatively impact landlords and tenants, worsen housing market inefficiencies, and pose unintended consequences for our communities.

Enforcing residential rent control and strict rent increase limits would discourage property investment, deter maintenance efforts, and reduce affordable housing availability. Landlords require flexibility to adjust rents based on market conditions and property upkeep costs.

Mandating just cause evictions could hinder landlords' ability to address tenant issues promptly and protect their properties. Landlords need the flexibility to handle legitimate concerns such as disruptive tenants or lease violations efficiently.

Requiring landlords to accept security deposits in installments increases financial risks and administrative burdens, jeopardizing property owners' financial stability.

Mandatory reporting to the Department of Housing would strain already stretched City/Town resources better allocated elsewhere.

Harsh penalties for violations are excessive and could catch landlords unaware, discouraging investment in rental properties and economic growth.

We suggest exploring alternative approaches that encourage housing affordability, private investment, and tenant protections while respecting property rights and market dynamics. Collaborative efforts among stakeholders can lead to comprehensive housing policies that benefit our communities.

We respectfully urge reconsideration of this bill and offer to collaborate on pragmatic solutions that promote fair housing, responsible property management, and community well-being.

Thank you for considering my concerns. I am open to further discussion and collaboration on this important issue.

Sincerely,

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