

## Dawn Huntley

---

**From:** Alexander Brockman <alexander.brockman@gmail.com>  
**Sent:** Monday, March 30, 2026 10:38 AM  
**To:** House Municipal Government and Housing Committee  
**Cc:** Rep. Casey, Stephen M.  
**Subject:** OPPOSE H7657

You don't often get email from alexander.brockman@gmail.com. [Learn why this is important](#)

Dear Members of the Committee,

I am writing to express my strong opposition to House Bill H7657.

As a Rhode Island property owner, I am deeply concerned about the implications of this legislation. While the proposed change may appear narrow in scope, reclassifying short-term rentals as “commercial property” introduces a series of significant and unintended consequences that will negatively impact property owners, small businesses, and the broader Rhode Island economy.

First and foremost, short-term rentals are residential in nature. These are homes... not hotels. Redefining them as commercial properties is a fundamental mischaracterization that undermines long-standing property rights.

This reclassification would also open the door to substantial property tax increases. By shifting short-term rentals into a commercial category, municipalities could apply higher tax rates, creating a targeted and disproportionate financial burden on homeowners.

Additionally, H7657 expands local regulatory authority in ways that introduce unnecessary complexity and uncertainty. Increased licensing requirements, inspections, and potential building code changes would impose additional costs on responsible property owners without clear justification.

The bill also raises concerns around fairness and consistency. Allowing municipalities to treat identical residential properties differently based solely on usage effectively creates de facto spot zoning within established neighborhoods, setting a troubling precedent.

Equally concerning is the process behind this bill. H7657 did not emerge from the state's Short Term Rental Study Commission, which was specifically established to evaluate these issues in a thoughtful and data-driven manner. Moving forward without that input undermines the integrity of the legislative process.

There has also been no comprehensive economic impact analysis. Short-term rentals play a vital role in Rhode Island's tourism ecosystem. Overregulation or reduced supply will have ripple effects... impacting local businesses, reducing visitor spending, and ultimately decreasing tax revenues for the state and municipalities.

In its current form, this bill presents a direct threat to property rights, small business owners, and Rhode Island's tourism-driven economy.

I respectfully urge you to oppose H7657.

Thank you for your time and consideration.

Sincerely,  
Alex Brockman  
22 Gunning Court  
Middletown, RI 02842