

## Dawn Huntley

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**From:** Chandler Sheehan <chandler.freed.4@gmail.com>  
**Sent:** Monday, March 30, 2026 9:11 AM  
**To:** House Municipal Government and Housing Committee  
**Cc:** Rep. Casey, Stephen M.; rep-carson@rilegislature.gove; rep-cortvriend@rilegislature.gove  
**Subject:** I OPPOSE HOUSE BILL H7657

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Dear Representative Carson, Representative Cortvriend and Representative Casey,

My name is Chandler Freed and I own a short term rental at 392 Forest Avenue, Middletown, RI 02842. I am reaching out as a Rhode Island homeowner and short-term rental operator to share my concerns regarding House Bill H7657.

While I understand the importance of thoughtful oversight, I believe this bill takes a step in the wrong direction by attempting to classify certain short-term rentals as commercial properties. This change does not reflect how these properties are actually used or maintained. They are homes, located in residential neighborhoods, and owned by individuals and families—not large-scale commercial entities.

The potential implications of this reclassification are concerning. It opens the door to significantly higher property taxes and additional regulatory burdens that could make it increasingly difficult for homeowners like us to continue operating responsibly. For many families, short-term rental income helps offset rising costs and allows them to maintain their properties and remain financially stable.

I am also troubled by the precedent this bill could set. Allowing municipalities to treat similar homes differently based solely on how they are used introduces inconsistency and uncertainty into residential communities. This type of approach could have unintended consequences for property values and neighborhood stability.

Additionally, it is disappointing to see this proposal move forward without clear input from the Short-Term Rental Study Commission or a thorough economic analysis. Short-term rentals are an important part of Rhode Island's tourism ecosystem, and changes of this magnitude deserve careful, data-driven consideration.

I respectfully ask that you oppose H7657 and instead support a more balanced approach that protects homeowners, preserves property rights, and considers the broader economic impact on our state.

Thank you for your time and for your service to our community.

Sincerely,

Chandler Freed

392 Forest Avenue, Middletown, RI 02842

(973) 945-8715