



Rhode Island Association of REALTORS® & State-Wide MLS

April 7, 2026

The Honorable Stephen Casey, Chairperson
House Municipal Government and Housing Committee
82 Smith Street
Providence, Rhode Island 02903

**RE: H8035 - AN ACT RELATING TO TOWNS AND CITIES -- PROPERTY TAX/RENT FREEZE
BILL**

Dear Chairperson and Committee Members:

On behalf of the Rhode Island Association of REALTORS® (RIAR), we respectfully submit this testimony in support of H8035. RIAR represents more than 5,900 licensed real estate professionals who list, sell, lease, manage, and appraise residential and commercial real estate to make Rhode Island a better place to call home.

RIAR supports this legislation, which protects property owners and their vital role in the housing market while safeguarding consumers from unintended consequences. While we support this bill, we continue to strongly oppose any form of rent control, also known as rent stabilization, including H8108, H8109, and an ordinance in Providence.

When towns and cities increase property taxes, landlords raise rent to cover these extra costs. By capping rent increases, various proposed rent control laws and ordinances fail to account for this increased burden on landlords, which can also result when properties are reassessed in value. Should any rent control laws or ordinances pass, this legislation would prohibit municipalities from increasing property tax rates or reassessing any rental dwelling units that would be subject to these measures. These restrictions would remain in effect only while rent control remains in effect.

The housing industry accounts for about 18% of the state's gross domestic product, or \$14 billion. These include income generated from real estate sales, expenditures related to home purchases, and new construction. It is imperative that we find another solution to the housing crisis, such as rental assistance, restricting institutional investors that take inventory from homebuyers, and land reuse, rather than overburdening our longtime residents and devastating the state and local economy.

The Rhode Island Association of REALTORS® is committed to working with the General Assembly, Governor's Office, Executive Office of Housing, and other organizations to find the best collaborative solutions for all Rhode Islanders. We ask the committee to pass this legislation, which would safeguard all property owners.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Trevor J. Chasse". The signature is fluid and cursive, with a large initial "T" and "C".

Trevor J. Chasse
Director, Government Affairs
Rhode Island Association of REALTORS®