

Subject: Opposition to Proposed Student Housing Landlord Licensing Requirement – H8363

Dear Members of the House Municipal Government and Housing Committee:

My name is Annie Gaughan, and I am a college student currently living in off-campus housing for the 2026/2027 school year in Rhode Island. I am writing to express my opposition to the proposed amendment on bill H8363 that all student housing landlords need to be licensed.

This type of regulation may seem well-intentioned, but it could have unintended consequences for students like me. Increased licensing requirements would likely lead to higher operating costs for landlords, which are then passed on to us tenants in the form of higher rent. As a student already balancing tuition, books, and living expenses, affordability is extremely important. Policies that increase costs without clear benefits ultimately harm us as students, it doesn't help us.

Additionally, many student housing providers already maintain their properties responsibly and respond to tenant needs. Adding another layer of regulation may not improve housing quality but could reduce the availability of student housing options.

I value having access to safe, affordable, and flexible housing during my education. I am concerned that this proposal could make it harder for students to find housing that meets their financial and personal needs.

Thank you for taking my perspective into consideration.

Sincerely,

Annie Gaughan
Providence College