

Dear Members of the House Municipal Government and Housing Committee,

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

My name is Ayla DeLorenzo, and I am a college student planning to live in off-campus housing in Rhode Island for the 2026–2027 and 2027–2028 academic years. I am writing to express my opposition to the proposed amendment to bill H8363 requiring all student housing landlords to be licensed.

While this proposal may be well-intentioned, I am concerned that it will have significant unintended consequences for students like me. Increased licensing requirements will likely raise operating costs for landlords through additional fees, compliance measures, and potential fines. It is almost certain that these costs will be passed on to tenants in the form of higher rent. As a student already balancing tuition, books, and living expenses, affordability is critical. Policies that increase housing costs without clear and meaningful benefits ultimately create additional barriers rather than support students.

Additionally, the proposed amendment does not clearly define the specific requirements or expectations of this licensing process. Without that clarity, it is difficult to understand how this policy would meaningfully improve housing quality, especially considering that many student housing providers already maintain their properties responsibly and respond to tenant needs. Adding another layer of regulation risks reducing available housing options rather than improving them.

It is also important to recognize that many colleges and universities in Rhode Island do not have the capacity to house all students on campus, particularly upperclassmen. As a result, schools rely heavily on the availability of off-campus housing to meet student demand. If this proposal discourages landlords from offering student housing or significantly increases costs, it could limit affordable housing options and, in turn, impact colleges' ability to enroll and retain students.

Affordable, accessible off-campus housing is not just a convenience—it is a necessity for many students to continue their education. If housing becomes too expensive or too limited, students may be forced to live farther from campus, take on additional financial strain, or reconsider attending or remaining at a Rhode Island institution altogether. This could also have broader impacts on the state's economy and workforce, particularly if students choose not to stay in Rhode Island after graduation due to cost-of-living concerns.

I value having access to safe, affordable, and flexible housing during my education. I am deeply concerned that this proposal could make it harder for students to find housing that meets their financial and personal needs, while also negatively impacting colleges and the broader community.

I respectfully ask that you carefully consider these potential consequences and oppose this proposal. Thank you for your time and consideration.

Sincerely,

Ayla DeLorenzo