

Dear representatives,

**I strongly OPPOSE proposal H8363.**

This bill is an affront to all law-abiding property owners as well as students who need housing and who contribute to the local community. Further, it will allow local municipalities to take punitive actions, without cause.

Specifically, this bill has the likelihood of resulting in the following transgressions:

- Permitting municipalities to create ordinances circumventing state law which permits rentals of 1 person per bedroom with a maximum of 5 per household.
- Restricting/denying housing to thousands of students who need alternatives due to the lack of adequate on-campus accommodations.
- Discriminating against a specific demographic. If the concern is student behavior, address the offenders, not the overwhelming majority who are not disruptive.
- Removing a viable option for parents to help find affordable living options when on-camps housing is not available.
- Denying the fundamental right of property owners to rent to tenants of their choice to help maintain the property they may personally use in the summer, or plan to use in retirement.
- Leaving extended dwelling vacancies during the time of year when the dwellings are most vulnerable to damage. Vacancy is a house's worst enemy.
- Forcing many homeowners to sell because they can't afford to maintain the property. This will result in a saturation of houses for sale, dropping property values and increasing the likelihood of investor landlords purchasing these properties for full-time or summer rental.
  - Using Narragansett as an example, 1,800 out of the 1,992 rentals are owned by individuals who have only one rental property.
- Allowing a town to change the demographics based on the preferences of the local government in place at the time.
- Creating the potential to use licensing to establish burdensome and cost-prohibitive application and inspection requirements.

**Please reject this overreaching, punitive and unfair legislation.** It has no legitimate purpose.

Thank you for your consideration,  
Chris & Sharon Kuhn  
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