

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

Dear Members of the House Municipal Government and Housing Committee:

My name is Delia Fritz, and I am a college student who will be 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. I have worked very hard throughout summers and school years to save enough money to afford rent. By passing this amendment and raising my rent, this potentially negates my ability to afford housing. I have been looking forward to living in a house with all of my friends since my freshman year, and it would deeply sadden me to have my senior year experience ruined if I had to move back on campus. This policy increases costs without clear benefits, but clearly demonstrates the harm it would give to students.

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 have full confidence in my student housing providers, and trust that they will continue to maintain their properties responsibly, as I have seen them do for my older friends for the past 3 years who have lived off campus.

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.

Respectfully,

Delia Fritz
Providence College