

Oppose H8363

Dear Committee clerk Huntley,

Property owners have inert rights and perhaps you should read the constitution. As a landlord to students you are trying to penalize owners for renting their properties to a subset of the market that you feel are less desirable. This is a scheme to generate tax revenue.

I oppose this bill because it will allow municipalities to:

1. Trample the rights of owners of rental property by telling an owner who they can and can't rent to by introducing a licensing process which can lead to bias, prejudice and discrimination. A process which also sets a dangerous precedent for the future restriction of property rights across the state.
2. Target a specific group of individuals and determine where they can and can't live.
3. To re-engineer the demographics and make up of their city or town.
3. Use licensing, a burdensome annual inspection and application process and potential fees to discourage rentals to students and to reduce or even totally eliminate student rentals.
4. Create an ordinance to circumvent the state law that prohibits municipalities from prohibiting renting to fewer than one unrelated person per bedroom with a cap of five.
5. Denying housing to tens of thousands of college students throughout the state by denying their ability to live off campus as they currently do when most colleges do not have enough on campus housing.
6. Affect not only college students whose number #1 concern is always housing, but also their parents. Many of these students and parents are Rhode Island residents and your constituents.

Sincerely,

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