

Roberta DiMezza

From: grahamshark@aol.com
Sent: Thursday, February 2, 2023 12:14 PM
To: House Judiciary Committee
Subject: OPPOSED: 5108, 5109, 5048, 5225

Follow Up Flag: Follow up
Flag Status: Flagged

My name is Alexander Sharkey, I am a local landlord here in RI and I'm opposed to the following bills: 5108, 5109, 5048, 5225. These bills place an unfair and unnecessary burden on landlords many of whom who are already struggling to maintain there properties under soaring property tax rates, troublesome tenants and rising costs in general. How can you limit rent increases to 10% when some of our effective property tax rates have increased as much as 40% in one year (this is an actual example of how much my property tax increased on one of my buildings last year). Making a public registry for landlords opens up landlords to unnecessary fines from state and possible eviction reprisals from our tenants. Increasing self help repair to \$500 will only give unscrupulous tenants more reasons to not pay rent when it is owed. In a time when housing supply remains tight we need to pass bills that encourage, not punish landlords to provide more and better quality housing. Thank you for your time