

**Chris O'Brien**

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**From:** Richard Arthur Fenner <fenner1677@gmail.com>  
**Sent:** Wednesday, May 22, 2024 10:39 PM  
**To:** House Finance Committee  
**Subject:** H8183

**Dear Sirs and Madams:**

I have been following every meeting and I've yet to see any evidence to justify your attack on STRs.

1. The number of STRs is so small compared to the number of housing units it can not possibly have a significant effect on pricing or housing availability and no facts have been presented to support that notion.
2. You have already taxed STRs 8% and now you are proposing another 5% and contemplating allowing towns and cities to add additional taxes as well. Onerous!
3. I have heard no arguments made that STRS are any more a business than long term rentals. I suspect the reason for this is that if you taxed long term rental properties in the same manner there would be such an outrage that you would all be voted out of office. I believe that you are opening up a lawsuit against the state if double digit taxes are inflicted on STRs, but not on LTRs which are just as much running a business.
4. There have been a very small handful of legitimate complaints about STR guests and those complaints can be addressed the same way as is currently being done on homeowners and long term rentals. It is not a legitimate complaint for people to say "I don't like that I don't know who is staying there".
5. Airbnb and VRBO have a policy about not having parties and will take a host off the platform if they don't rectify any problem reported. Good hosts welcome getting bad hosts to correct

any issues at their properties or get out of the business. We would welcome you reporting complaints to the platforms as well as the hosts.

6. Many STRs are not in competition with hotels because hotels offer a very limited amount of inventory that includes 3 or more bedrooms and kitchen facilities. STRs fill that gap.
7. STRs bring in guests to RI that create tourist revenue for local business and corresponding taxes on that revenue for the state.
8. As hosts we employ property managers, housekeepers, gardeners, handymen etc. at a much higher rate than homeowners or long term rental owners .
9. In addition hosts take better care of our properties in order to attract guests.

When considering H8183 and all the myriad other anti- STR regulations being proposed, please take these points into consideration. If you have factual evidence to support your positions please present it in your meetings rather than innuendos. Respectfully,

Richard Fenner  
43 Stony Acre Drive  
Cranston RI 02920