



**RHODE ISLAND COALITION
OF HOUSING PROVIDERS**

www.ricohp.org

April 7, 2025

To Honorable Representative Marvin L. Abney
Chair, House Finance Committee
Rhode Island State House
Providence, RI 02903
VIA Email: HouseFinance@rilegislature.gov

RE: Letter in Opposition to House Bill No. 6189

Dear Members of the House Finance Committee,

We are writing to you on behalf of the Rhode Island Coalition of Housing Providers ("the coalition") in Opposition to House Bill 6189. This bill would add a supplemental non-owner occupied residential property tax for properties which have an assessed value greater than \$800,00, with higher supplemental tax rates for properties valued at greater than \$1,000,000 and greater than \$2,000,000.

After reviewing the bill's language, it does not appear to be limited to single-family homes used for seasonal or vacation usage. We are concerned that it will also apply to all non-owner occupied rental housing, which will further increase rental costs. Many small apartment buildings in Rhode Island are now assessed at over a million dollars. In many municipalities, non-owner occupied properties already pay substantially more in property taxes than owner occupied homes, via the use of tools like homestead exemptions, non owner occupied tax rates, or commercial tax rates.

Given the critical role rental property plays in providing housing, we urge you to consider amending the bill, by adding the following to section 44-72-5: *In no case shall this chapter apply to, or any tax therefrom be assessed against, any properties or buildings that are rented pursuant to R.I.G.L. 34-18-1 et seq., or R.I.G.L. 34-18.1-1 et seq., nor any properties that are offered or that are marketed for rent.*

We appreciate your time and consideration on this matter.

A handwritten signature in dark ink, appearing to read "Shannon Weinstein".

Shannon Weinstein
RI Coalition of Housing Providers