

H O U S I N G



N E T W O R K

March 23, 2024

The Honorable Robert Craven Sr.
Chair, House Judiciary Committee
Rhode Island State House, Providence RI 02903

Re: SUPPORT for H-7304 – Residential Landlord and Tenant Act – Fair notice

Dear Chair Craven and Members of the House Judiciary Committee:

On behalf of the Housing Network of Rhode Island (HNRI), I write in support of H-7304, legislation that would increase the amount of time of notice a residential landlord must give to a tenant prior to any rent increase. HNRI is the state's trade association of 17 nonprofit community development organizations and the backbone organization for Homes RI, a statewide coalition of 80 organizations focused on increasing the supply of safe, healthy, and affordable homes.

Currently, landlords are generally only required to give a tenant 30 days' notice of a rent increase, or 60 days' notice to tenants who are 62 years of age or older. This short period leaves tenants scrambling to come up with extra cash or forces them to navigate the prospect of moving, which is extremely difficult in the current market, impacted by inflation, high living costs, and low vacancy rates. Extending the timeframe in which a landlord must give notice of a rent increase is a very reasonable measure to promote housing stability and would help to mitigate displacement and homelessness. This bill is a modest shift to current requirements that will be significant to tenants, especially for tenants with low-incomes, older adults on fixed incomes, and individuals with disabilities who have limited housing options to begin with.

We strongly support this bill and encourage the Committee to recommend it for passage. We appreciate the efforts of the bill sponsors to uplift housing stability in this way and thank the Committee for considering this legislation.

I'm happy to answer any questions the Committee may have, please feel free to contact me at (401) 721-5680 ext. 104 or mlodge@housingnetworkri.org.

Respectfully submitted,

A handwritten signature in black ink that reads "Melina Lodge". The signature is written in a cursive, flowing style.

Melina Lodge
Executive Director