

Roberta DiMezza

From: Christopher Smith <user@votervoice.net>
Sent: Monday, March 17, 2025 8:41 AM
To: House Judiciary Committee
Subject: H5127 - OPPOSE

Dear Committee Clerk DiMezza,

I don't believe the state should be interfering in any contract between myself and my tenants. The one-month cap on security as it is there's nowhere near enough to cover the cost of even the minor damages

I object to House Bill 5127, which mandates that tenants can pay security deposit increases in twelve monthly installments.

This legislation imposes an unnecessary administrative burden on housing providers because rent increases are often relatively minimal, so the requirement to track fractional payments over a year is excessive.

Moreover, the proposed Bill leaves landlords with less than a full month's security deposit for the majority of the year, so if a tenant vacates within the year, the landlord will be left with less than a full security deposit to cover potential damages.

I believe that landlords and tenants should retain the flexibility to negotiate security deposit payment arrangements without state intervention.

Therefore, I urge you to recognize the overreach of this legislation and vote against its advancement.

Sincerely,

Christopher Smith
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