

Roberta DiMezza

From: Mac MacDougall <user@votervoice.net>
Sent: Sunday, March 16, 2025 11:27 AM
To: House Judiciary Committee
Subject: Oppose H5127 pro-rated security deposit increases

Dear Committee Clerk DiMezza,

Dear Rebecca Kislak, Representative Jennifer Stewart, and Committee Clerk Roberta DiMezza,

What good is a security deposit to cover costs if at the end of the lease there's damages. As it is you're only allowed to charge a security deposit equal or lesser than one month's rent which in many cases will not cover repair costs. So this bill you propose has no place. It undoes what a security deposit serves to do.

I oppose H5127, which allows tenants to pay an increase in a security deposit over a year.

Rent increases are usually small, and this would require a lot of extra bookkeeping and tracking for a pretty small dollar amount.

It also means that for 1part of the lease, a landlord would have less than one month's rent security deposit, which is unfair.

I don't think the increased burden on landlords is justified for the small dollar amounts. For example, a rent increase of \$50 would mean the landlord has to track a \$4.17 payment each month.

I hope that you agree that legislating payments of a few dollars a month over a year is excessive, and vote not to advance this bill.

Thank you.

Sincerely,

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