

Roberta DiMezza

From: James Hlavacek <user@votervoice.net>
Sent: Tuesday, March 18, 2025 11:41 PM
To: House Judiciary Committee
Subject: OPPOSE H5264 and 5676

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Dear Committee Clerk DiMezza,

Hello, these bills would put an unnecessary financial burden on me and my small business. It would hinder my ability keep up with the ongoing and increasing expenses being placed on my property. Insurance companies have no cap on premium increases with recent increases upwards if 35%. There's also current legislation being pushed to approve higher property tax increases over 4%. All these additional expenses with a rent cap and a general lead law requirement without reasonable exceptions will ultimately cause my expense to run and maintain my property to be greater than the income it provides, and eventually lose my property

I am writing to express my opposition to H 5264 for several reasons. Firstly, implementing rent control can distort the housing market by artificially setting prices below the equilibrium determined by supply and demand, potentially leading to shortages. Additionally, rent control may reduce landlords' incentives to maintain or improve their properties, resulting in a decline in housing quality over time. Moreover, it can lead to an inefficient allocation of housing, as those who may not require the subsidy benefit while others in greater need struggle to find suitable accommodation. Furthermore, rent control policies may discourage investment in rental properties and maintenance, as landlords may not see adequate returns on their investments. Additionally, such policies can have unintended consequences, including reduced rental housing supply, increased discrimination, or a shift towards alternative housing arrangements. Rent control may also create a segmented rental market, exacerbating disparities in rental prices and inequality. Moreover, the administrative burden of implementing and enforcing rent control can strain resources and lead to inefficiencies. Additionally, rent control often fails to keep up with inflation and rising costs, putting further financial strain on landlords who must contend with increasing expenses without corresponding increases in rental income. Finally, allowing tenants to initiate lawsuits for triple damages due to perceived violations of rent control guidelines could overwhelm an already burdened court system. Additionally, the arbitrary cap on rent increases at turnover could pose challenges for housing providers in affording necessary repairs.

Sincerely,

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