

Submitter: Stacy Leighty

On Behalf Of:

Committee: House Committee On Rules

Measure, Appointment or Topic: HB3974

I'm writing to express strong opposition to HB 3974, which proposes capping tenant screening fees at \$20.

Our company currently pays \$55 to a third-party screening provider — we do not profit from this fee. This cost covers essential services such as credit checks, criminal background reviews, and rental history verification. These tools are critical in ensuring the safety and stability of our communities.

A \$20 cap is far below the actual cost of screening and would force housing providers to absorb the difference or increase rents across the board to recover the expense — ultimately making housing less affordable for everyone.

Similar proposals were already defeated this session for good reason. I urge you to oppose HB 3974 and allow housing providers to continue using effective, unbiased screening services.

Thank you for your time and consideration.

Stacy Leighty