

Submitter:

Mike Staropoli

On Behalf Of:

Committee: House Committee On Housing and Homelessness

Measure, Appointment or Topic: HB3054

I am writing in support of HB3054 and any and all legislative efforts to limit the ability of Marina owners to impose excess, unchecked rent increases. My wife and I are new to marina living and we are finding out that the landlord has ALL the power. Paying for a slip at a Marina is much more constrained than renting an apartment. A tenant cannot just wait for the end of their lease and move out. To leave the Marina requires a tenant to either sell their floating home or move it. This can be extremely difficult. With today's interest rates, there are fewer buyers. And moving is almost impossible. There are almost no available slips on the river (for miles and miles). And even if there were slips available, the cost to move a floating home is in multiples of thousands, and more. The Landlord has all the leverage and there is nothing tenants can do to counter the profit taking. It is our understanding that last year the CPI was under 3%. but our rent increase was just under 10%. And this wasn't because Marina upkeep went up. We watched as a variety of conditions (deteriorating boat ramp, rampant sea grass growth interfering with impellers and propellers), were either not, or minimally addressed. The maintenance person is very talented and caring, but with his pay and hours limited, there is only so much he can do while the Landlord profits to the tune of 100s of thousands of dollars annually. This is an inequitable situation that requires legislative action to provide balance and fairness. Thank you.