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Subject: Oppose SB 1523 as Drafted

Chair Pham, Vice Chair Anderson, and Members of the Senate Committee on Housing and Development,

I am writing to share concerns about SB 1523 and to urge the committee to oppose the bill as currently drafted.

While I support efforts to improve accessibility and equity in housing, SB 1523 would significantly limit housing providers' ability to rely on standard digital tools that support efficient, accurate, and fair rental housing operations. The bill's provisions related to rental applications and tenant portals would require parallel systems that increase administrative burden without improving access or outcomes for applicants.

Housing providers already operate under strict Fair Housing requirements, including obligations to provide reasonable accommodation. SB 1523 undermines those existing processes by restricting standardized tools that help ensure consistency, accuracy, and compliance.

As written, this bill would increase costs, slow the application process, and divert resources away from property maintenance and resident services. Over time, these impacts risk contributing to higher housing costs and reduced housing availability.

I urge the committee to oppose SB 1523 as drafted and to work with housing providers, advocates, and stakeholders on a more balanced approach that improves accessibility without undermining housing operations or supply.

Thank you for your time and consideration.

Rusty Gilburne
Property Manager