

Submitter: Tina Teel

On Behalf Of:

Committee: Senate Committee On Housing and Development

Measure: SB611

This bill will eliminate a lot of small landlords, which many small landlords already provide more affordable rental rates. The more restrictions that are imposed on the landlords, the more small landlords leave the industry and make way for the large real estate company owned and managed properties. In small towns that don't have a lot of rentals to begin with that makes it really hard for people to find housing. If they can't find housing in that smaller town then they have to put a lot of miles on the road and travel to much larger towns. Every time there are more tenant protections put in to place with complicated rules and regulations, rents from the big companies go way up and small landlords get out so that there is no affordable housing. This is a bad deal all around. When the rent increase hit this year with a 14.6% increase most small landlords didn't come close to that amount for their rent increases. Big rental companies can't be left to establish these high rents that they are putting into place and they will continue to increase every year.