

06 February 2021

House Committee on Early Childhood

Re: House Bill 2484

Dear Chair Representative Power, Vice-Chairs Representatives Reynolds and Zika, and members of the Committee Representatives Lively, Neron, Schouten, Weber and Wright:

I am strongly opposed to House Bill 2484, mandating that owners of rental property (may) be forced to allow tenants to operate childcare businesses in their rental homes.

My daughter operates a day care in her privately owned home and I know what can be involved in such childcare enterprises.

It must be agreed that one of the purposes of a child care "facility" is so the provider of such services can "earn a buck" and, if possible, make a profit. That is also precisely one of the purposes of owning single-family rental property. I am a rental property owner with, thanks to state actions, a non-paying tenant currently \$8810 in arrears. What is the justification, what are the mitigating differences between a child care service provider and a rental housing provider that gives one favoritism over the other?

To have yet another burden placed on the use of private property is going to far. The state has no legitimate business meddling further in private property rights.

If a rental housing owner *wants* to allow the use of their property for a day care facility they can already do so and, work out the details between themselves and the tenant. But *forcing* it upon housing providers who may not agree, nor want such business on their property—in addition to the burden on neighboring residents—is wrong and misguided in every respect.

Pretending there is some legitimate and imperative reason to mandate what tenants can do in rental properties, particularly if against the will or best interests of the owner, is completely untenable.

Sincerely,



Richard Wisner