

Submitter: Amanda Reily
On Behalf Of:
Committee: House Committee On Rules
Measure, Appointment or Topic: HB3974
Chair Marsh, Vice-Chair Anderson, Vice-Chair Breese-Iverson, and Members of the Committee,

I just rented my first apartment, and I know I got lucky—somehow, one of my first applications was accepted. But trying to navigate the rental market has been overwhelming, and I've watched family members and friends face a much harder road. They've paid fee after fee, only to be denied, and then comes the desperation—wondering if they'll ever find a place to live. It's painful to see people I love drained emotionally and financially just trying to secure stable housing. If an application fee isn't actually used—for example, if a background or credit check was never run—it should be automatically refunded. Prospective tenants shouldn't be responsible for tracking down which of their applications were actually processed and which weren't. It's unreasonable to expect people—especially those in crisis or with limited resources—to chase down landlords for refunds. The burden shouldn't fall on renters who are just trying to find a safe, stable place to live.

I urge you to pass HB 3974, capping application fees at \$20. These fees place a significant burden on low-income renters, making it harder to secure stable housing, particularly for marginalized communities. As a result, many families remain in unstable living conditions. With this cap, landlords can still check all essential criteria—credit, background, and rental history—without overcharging applicants. Passing this bill would not only reduce barriers to housing but also increase community safety by providing more people access to stable housing.

Thank you.