

Submitter: Olivia Gutierrez

On Behalf Of:

Committee: Senate Committee On Housing and Development

Measure: SB1069

Dear Members of the Housing and Development Committee;

With today's fast paced, technology driven world, the housing and development industry is only going to continue to grow along the same lines. The use of electronic communications has become an essential part of daily life, and allowing housing providers to use the electronic method for written notices and refunds would provide substantial benefits for everyone. Electronic communications will save time, and money, that can be used towards continuing to better the industry and communities within. It will eliminate the need for paper mailings, which can often be lost, delayed, or even missed entirely. Electronic communication will also provide a more efficient and secure method of communication, ensuring that tenants receive important information quickly and on terms where they are not being publicly pointed out.

In addition, electronic refunds would provide tenants with a much faster, more secure, and more convenient way of receiving their security deposits or other payments. Waiting for a paper check to arrive in the mail can be a significant inconvenience, especially if a tenant has already moved out of the property. People rely on these funds, and they deserve them back just as quickly as they are asked for them to be submitted. If landlords can receive money electronically, why can't they refund money electronically?

Furthermore, electronic communication and refunds would also benefit our city, our state, and our country by reducing the environmental impact of printing paper notices and checks. As a society, we have an obligation to reduce our carbon footprint, and waste stream, which this legislation would be a step forward to both those ends.

In conclusion, I strongly support the proposed legislation that would allow landlords to send written notices through electronic methods and to refund money by electronic means. As shared above, I believe that this legislation would improve the experience of renting while reducing our carbon footprint and waste stream as a broader community. I urge you to pass this legislation and thank you for considering my testimony.

Sincerely,
Olivia.