

28 March 2023

House Committee on Housing and Homelessness

Re: House Bill 3503

Dear Chair Representative Dexter, Vice-Chairs Representatives Gamba and Helfrich, and members of the Committee;

Supporters of legislation such as this seem to have lost touch with the greater world outside the hallowed halls of our capital, apparently thinking that housing providers can survive this constant whittling away of our rental income. It's as if the costs of maintaining a rental house is negligible and just doesn't fit into the world view of HB 3503 supporters. More favors are heaped upon tenants while the service provided by owners continue to be discounted, neglected and penalized. Tenants are consistently portrayed as victims and landlords are consistently portrayed as their oppressors who cause tenants nothing but unnecessary financial hardship. No doubt there are some tenants who are burdened by unscrupulous rental providers but apparently that is now taken as the norm and all rental property providers are treated as if they're the bad guys.

Can there be any room left on the bandwagon for yet more legislation favoring tenants over those that provide those very same homes for then to rent? Supporters of HB 3503 act as if private property rights are some sort of special protection of the economically privileged instead of what they actually are, a fundamental cornerstone of a functioning market economy.

As time passes us I am less and less inclined to believe or trust that the state has rental property owners in mind when they come up with yet more ways to "manage" privately owned property. It's as if some legislators have declared war on those who provide housing, the lack of which is everywhere being called a crisis. This current trend of expanding protections for tenants while at the same time expanding restrictions for rental property providers needs to be brought to a halt.

The true oppressor is the state's ever-increasing and intrusive regulation of rental property providers.

Sincerely,



Richard Wisner