

I oppose LD 1710 because of the following reasons.

We have been landlords for almost 3 generations and have seen how every branch of the government has tried to make rental property ownership less profitable and harder to keep rents low.

Landlords' responsibility is to screen tenants to enable us to provide a clean, quiet tenancy and have a lower vacancy rate. Our tenants appreciate our diligence in doing our job with our screening and our efforts to keep costs low, but the regulations are making this impossible.

This proposed bill is a direct violation of my rights. I understand some regulation is an unfortunate necessity in our new society, but this is an overreach and an attempt by government to take over yet another private business. Government has not proven to be a good steward of anything they control. Regulation upon regulation has caused this unaffordable housing crisis. Inflation and overregulation caused by government has escalated costs faster than any business can recoup by raising their income. Yet businesses are expected to pay their bills with increasing mortgage interest rates, utilities, taxes, insurance, etc. without any breaks or incentives. Before a couple of years ago, we never raised rents on our current tenants. However, with increasing utilities, insurances, taxes, interest rates, we have had to raise rents a substantial amount across the board to cover costs. With this being said, we have lost great tenants because the cost was too high. These never-ending regulations have made it difficult for us to keep rents at the price our clientele can afford. "Government help" does not yield any positive results. Who is going to subsidize us to keep us afloat?

Affordable housing is covered under government controlled section 8 subsidized housing- just to name one program. Landlords are free to participate, but with this new legislation we would be forced to provide with no subsidy. This is just one more tax on one sector of business.

Unaffordable housing is here due to government regulation policies and inflation. Income requirements are not negotiable. Banks cannot loan to people who cannot pay. When they did give mortgages to people that could not pay, it was due to the government giving out low interest and 0% loans. Stop raising costs and rents will stay low. Landlords can not take advantage of any programs- such as the homestead exemption credit on property taxes just to name one. This is something that would help keep all costs and rents lower.

Landlords and Tenants do not need a third party setting policies that cost everyone time and money.

We all need to learn to live within our budgets and be responsible for decisions and the lifestyles we choose. Government cannot change people nor can they change how unfair the world already is. What the government can do is simply keep their hands out of it and stop making it worse.