

Greetings,

As a rental property owner, I would like to kindly share my opposition to House Bill 2484 which would require housing providers to allow child-care on their property.

Property owners have the right to decide what activities are and are not acceptable on their property. It is a massive over-reach of the government to force this on property owners.

This bill imposes significant financial impacts on property owners while simultaneously prohibiting them from increasing rent to cover them. Financial impacts include:

- More frequent repairs due to increased wear and tear.
- Increased liability insurance premiums.
- Increased use of utilities, often paid by owners.
- Decreased rental value of adjacent units impacted by excessive noise and traffic/parking from parent pickups/dropoffs.

Residential properties are not designed for this type of use. Most products used in commercial properties are more industrial and designed for high traffic and use, unlike residential fixtures and finishes designed more for beauty than durability. Compared to commercial properties, residential properties have design elements less safe for children such as more stairs, decks, windows that open, fireplaces, more carbon monoxide sources, no fire suppression system, and personal items in the home such as Guns, knives, and tools.

Childcare homes can create excessive noise. Many rental properties are high density housing and excessive noise will disturb neighbors, while commercial buildings are usually in areas that can tolerate the extra noise.

Childcare homes can create added vehicle traffic that neighborhood streets and residential parking lots are not designed for.

Clients of Childcare homes in common areas of high-density housing will add to the risk of spreading COVID-19 to neighbors and their children using the common areas, such as playgrounds.

There is plenty of commercial space and residential homeowners available for additional child care facilities.

Instead of forcing this on housing providers and neighboring residents, I would recommend legislation that streamlines a process for residential homeowners to operate a safe and profitable child care business from their own property.

Thank you,

Ryan Rudnick