

14 February 2023

Senate Committee on Housing and Development

Re: Senate Bill 434;

Dear Chair Senator Jama, Vice-Chair Senator Anderson and members senators Knopp, Patterson and Sollman;

SB 434 states, “The purpose of the program is to facilitate the rapid and low-cost resolution of eviction matters and to provide independent, impartial and speedy mediations to landlords and tenants.”

If indeed the provisions of SB 434 would be true in practice, that both tenants and landlords are treated the same, then the bill is probably beneficial to both parties. However, the recent spate of bills passed treating all tenants as oppressed and all land lords as pariahs makes me more than a little nervous what the actual outcome of more tenant/landlord related legislation will result in.

At this point in time, I am neutral—but leaning towards “opposed”— to SB 434 given that past bills approved during the last couple of legislative sessions and some present bills now before the legislature – again, favor tenants over owners of private property.

It appears that sponsors and supporters of SB 434 are unable to believe that the majority of rental property owners are capable of treating people fairly.

Contrary to the oft-heard narrative, the so-called “housing crisis” is not due to private property owners renting their property out to others.

Sincerely,



Richard Wisner