

Submitter: Linda Partridge

On Behalf Of:

Committee: Senate Committee On Housing and Development

Measure: SB611

I am 73 years old and I have worked during my lifetime to acquire my 4 rental properties to support me for my retirement when I can no longer work a full time job. My properties are older homes. Sad to say, these older homes require maintenance and repairs quite often in order to keep them in good condition and livable. For instance I had ductless heat pumps put in them 2 years ago. 3 of them are on septic systems and need to be pumped and kept in good condition. My rentals are rented for below the normal rental prices for the Springfield area. I have been unable to raise the rents due to the new laws, however, the prices have gone increasingly higher and higher each year for repairs and maintenance. This is not even considering the increase in property taxes, insurance, and management fees for the homes. Many of us landlords own only a rental or two. We are considerate of our tenants and do what we can to make their stay in our homes as comfortable as possible. We care. But we must be able to afford to keep the homes in decent condition for our tenants.