

Submitter: Sam Johnson

On Behalf Of:

Committee: House Committee On Housing and Homelessness

Measure, Appointment or Topic: HB2967

Hello,

I have been an agent for landlords handling many thousands of cases for almost 20 years. I have a few thoughts on HB 3111. I do not support its passage. The process has been working fine for a long time. The last round of changes you all made in HB 2001 has been a disaster for landlords and this will make it much worse. The additional costs will be pushed onto the good tenants that pay their rent. Please consider:

HB3111 imposes a burdensome mediation requirement on housing providers, complicating the eviction process and causing delays and increased costs for all parties involved.

Requiring mediation before eviction extends the timeline for dispute resolution, delaying rental income recovery for housing providers when tenants violate their lease agreements.

The bill forces housing providers to engage in an additional, costly step before pursuing lawful evictions, increasing administrative and legal expenses.

Allowing tenants to use non-attorneys in eviction proceedings heightens the risk of prolonged disputes, complicating property management for housing providers.

In addition, I do not support HB 2067 either. Please consider:

HB2967 unfairly prohibits applicant screening fees, forcing housing providers to cover the costs of essential background and credit checks, which are crucial for responsible tenant selection and overall property management.

Eliminating screening fees shifts the financial burden of necessary checks onto housing providers, increasing operational costs. Members report an average expense of \$50 per application.

Without screening fees to discourage frivolous applications, providers may experience a higher volume of unqualified applicants, leading to wasted time and resources.

To recover costs, housing providers may raise overall rents, affecting all tenants, including those who did not benefit from the waived fees.

I ask that you please reconsider and allow the existing laws to balance and work themselves out before making additional changes that will complicate being a landlord with unnecessary red tape and increased expenses. The legislature has performed an all out assault small landlords since covid. Those changes have driven

many small landlords out of the business, led them into the arms of property managers or to sell their units to large corporate interests. If you drive out all of the mom and pop landlord then rents will surely go up because property managers and corporate owned interests will continue to raise rents the max each time. There is no incentive for a landlord to take the risk and keep their rents low. It only devalues their property to have low rents in this climate. Everything in these bills will drive up costs, so I beg you to please reconsider your support.

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Thanks!

Sam