

Submitter: Rachel Freed

On Behalf Of:

Committee: Senate Committee On Housing and Development

Measure, Appointment or Topic: SB54

I am writing to express my strong opposition to Senate Bill 54, which mandates that residential tenants in multiunit buildings with 10 or more units be provided with indoor cooling or designated cooling spaces. While I understand the intention behind this bill is to improve tenant comfort and health, I believe it poses significant challenges and unintended consequences for both property owners and tenants.

First and foremost, the requirement to provide indoor cooling systems or dedicated cooling spaces may impose an undue financial burden on property owners, particularly smaller landlords. The costs associated with installing and maintaining such systems can be substantial, and these expenses may ultimately be passed on to tenants in the form of higher rents. This could exacerbate housing affordability issues rather than alleviate them.

Moreover, the bill does not take into account the varying needs and circumstances of different buildings and their residents. Implementing a one-size-fits-all approach does not consider the differences in building structure, climate variations, or the preferences of tenants. Some residents may prefer alternative cooling solutions or may not require cooling at all, making mandated installations unnecessary and wasteful.

Additionally, the bill could create logistical challenges for property owners. Ensuring compliance with the proposed regulations may require significant changes to existing infrastructure, which can be complicated and time-consuming. This could lead to increased administrative burdens and potential legal liabilities, further deterring investment in residential properties.

In conclusion, I urge you to reconsider support for Senate Bill 54. Instead of imposing rigid requirements that could adversely affect both property owners and tenants, let us explore more flexible and creative solutions to improve tenant comfort and health without compromising housing affordability or property owner rights.