

Submitter: Rachel Freed

On Behalf Of:

Committee: Senate Committee On Housing and Development

Measure, Appointment or Topic: SB722

I am writing to express my strong opposition to Senate Bill 722, which seeks to prohibit residential landlords from using certain software to set rents or occupancy rates. While I understand the intent behind this legislation is to protect tenants and promote fair housing practices, I believe it could have detrimental effects on the rental market and ultimately harm both landlords and tenants.

First and foremost, this bill restricts landlords' ability to make informed and data-driven decisions regarding their properties. The use of software to analyze market conditions, occupancy rates, and rental trends is a standard practice that allows landlords to set competitive rents while ensuring the financial viability of their properties. By prohibiting this practice, we risk creating a less efficient rental market that could lead to higher vacancy rates and reduced investment in housing.

Moreover, many landlords, especially those managing smaller properties, rely on technology to help them navigate complex market dynamics. Banning certain software could disproportionately affect these landlords, who may lack the resources to conduct extensive market research without technological assistance. This could lead to an unintended decrease in available rental units, further exacerbating housing shortages and affordability issues.

Additionally, it is important to recognize that rental pricing is influenced by numerous factors, including location, property condition, and tenant demand. Instead of imposing restrictions on the tools landlords use, we should focus on transparency and education for both landlords and tenants. Encouraging open communication and informed decision-making can lead to better outcomes for everyone involved.

In conclusion, I urge you to reconsider support for Senate Bill 722. Rather than imposing prohibitive measures, we should foster an environment that encourages responsible and informed property management practices. Let us focus on solutions that support both landlords and tenants, promoting a healthy and sustainable rental market.