

I would like to express our extreme concern over HB 2004. The most important aspect of this bill that the persons authoring the bill don't realize is that this will HURT the tenants more than it will help them. There are several reasons for this.

1. A landlord may decide to get out of the rental business altogether instead of bearing these kind of expenses, thus reducing the inventory of rental homes.
2. A landlord may be especially persistent in requiring excellent references, excellent credit and only top notch tenants, thus making it more difficult for the borderline tenant to rent a home.
3. A landlord may decide to get out of the rental business for the simple reason that they are tired of not recouping any of their costs and are tired of the extreme legislating of a business that should be market driven.

There is a simple formula. When there are lots of rental available, rents go down. When there is limited housing, rents go up. If landlords take their properties out of the rental pool due to the above reasons, you have in essence driven UP the rents. I'm sure this is not the intent of the law but it will be the effect of the law.

There are numerous other reasons that we urge you to vote NO on this bill but in trying to keep it simple, I've listed just a few of many. Thank you for your consideration.

Sincerely,
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