

From: schmittyw@comcast.net
To: [SHS Exhibits](#)
Subject: HB 2004-A
Date: Thursday, May 04, 2017 8:56:40 PM

I'm a landlord in Columbia County and my husband and I urge you to oppose HB 2004A.

We have several rentals and have considered adding more. With the proposed new laws we are seriously considering selling the rentals we own.

In recent times when rental rates were lower and we were having difficulty filling our vacancies subsequently losing rent when our homes were vacant we were not given any assistance from any government agency.

And now that the economy has improved you want to pass a bill to make a hardship for landlords. This is the first time we have made any money on our rentals. Even in the bad times, taxes and insurance went up every year. Our rents did not go up.

We recently met a couple that owned multiple apartment buildings and single family rentals. - because of the proposed HB 2004A they have aggressively started selling all their holdings.

Maybe the state should consider going in the rental business - it is a lot of hours of paperwork and labor. It is never ending. Going on a vacation is carrying your cell, having a backup plan and taking all the calls during your vacation.

We are responsible landlords - repair as necessary in a timely fashion, take classes, learn the law, join organizations, and generally work work work providing a clean and safe environment.

Please consider both sides of this argument.

Sincerely,
Jeff & Mary Ann Specht

Sent from my iPad