

29 January 2023

Senate Committee on Housing and Development

Re: Senate Bill 799

Dear Chair Senator Jama, Vice-Chair Senator Anderson and members Senators Knopp, Patterson and Sollman;

I am opposed to SB 799 and urge the committee to consider the providers of rental properties for a change instead of singling out tenants for special treatment, which is precisely what Senate Bill 799 does. Again.

Legislation passed in the last couple of years promulgating tenants so-called "rights" entirely by-passes the rights property owners used to have. SB 799 again makes the property owners – those actually in the business of supplying housing – the bad guys.

This sort of thinking needs to stop. Yes, there are unscrupulous business owners. Yes, there are unscrupulous tenants. But focusing only on the plight of tenants does not change any of that. Reminder morality cannot be legislated.

To say the least it is aggravating that yet more "help" for tenants is being proposed while property owners who provide housing are being discounted, neglected while having our private property rights ignored and abused by the state.

Why do we need yet more programs for tenants while rental property owners are left hung out to dry?

Misguided legislation such as SB 799 sends the wrong message to voters, i.e., that legally binding contracts can be arbitrarily canceled, that individual property rights are really not rights. That landlords are incapable of being fair. Enough favoritism has already been shown to tenants.

I urge you table this bill.

Sincerely,

A handwritten signature in blue ink that reads "Richard Wisner". The signature is written in a cursive, flowing style.

Richard Wisner