

Submitter: Shiv G

On Behalf Of:

Committee: Senate Committee On Housing and Development

Measure: SB611

These new laws/ amends explicitly discourage new landlords to provide affordable housing (example: setting high initial rent due to rent increase cap). It discourages existing homeowners to open the opportunity for ADU/ room rental due to high liability and recovery costs. The rent increase cap is in complete disregard for the cost of property ownership, yearly property tax increase, providing quality repairs/upgrades to tenants and other management related costs. Tenant protection is important and critical, but signing laws that discourage providing rental opportunity for landlords and alienate new landlords is HARMFUL in protecting the very tenant this bill is meant for.

My wife and I are new 'small business' landlords (who have rented for years before) and this bill makes me question all the points noted in the above paragraph.