

Submitter: Aaron Douglas

On Behalf Of:

Committee: Senate Committee On Housing and Development

Measure, Appointment or Topic: SB1523

While SB 1523 is clearly trying to address real concerns, some of its core provisions would take housing providers backward by limiting standard electronic application tools and effectively forcing landlords and managers to run a parallel, paper-based process. That extra layer of complexity does not improve access or fairness. It slows the application process, increases staff workload, and undercuts the Fair Housing framework that already mandates reasonable accommodations and provides a well-established path for applicants who need them.

Rental applications are one of the most time-sensitive, high-volume parts of housing operations. When you add steps, you add delay—and delay means fewer approvals, more vacancies, and more friction for everyone involved. SB 1523 would increase administrative costs and divert resources away from the work that actually keeps residents housed: maintenance, customer service, and onsite support. Over time, those added costs don't disappear; they show up as higher operating expenses, upward pressure on rents, and reduced housing availability.