

Submitter: Robert Mager
On Behalf Of:
Committee: Senate Committee On Housing and Development
Measure, Appointment or Topic: SB1523
Chair Pham, Vice Chair Anderson, and Members of the Senate Committee on Housing and Development,

My name is Robert Mager, and I am writing to respectfully share my concerns regarding SB 1523 and to urge the committee to oppose the bill as it is currently drafted.

I strongly support efforts that promote accessibility, equity, and fairness in housing. These goals are essential, and housing providers already operate under extensive Fair Housing requirements, including clear obligations to provide reasonable accommodations when needed. However, SB 1523 would unintentionally undermine these existing protections by limiting the use of standardized digital tools that help ensure consistency, accuracy, and compliance in rental housing operations.

The bill's provisions related to rental applications and tenant portals would require housing providers to maintain parallel systems. This would significantly increase administrative burden and costs without meaningfully improving access or outcomes for applicants. In practice, this could slow application processing, introduce inconsistencies, and divert time and resources away from property maintenance and resident services.

Over time, these impacts risk increasing operational costs for housing providers, which ultimately contributes to higher housing costs and reduced housing availability—outcomes that run counter to the bill's stated intent.

I respectfully urge the committee to oppose SB 1523 as drafted and to continue working collaboratively with housing providers, advocates, and other stakeholders to develop a more balanced approach—one that meaningfully improves accessibility without disrupting housing operations or constraining supply.

Thank you for your time, thoughtful consideration, and service.

Sincerely,
Robert Mager