

Dear Stark County representatives,

I am writing to you as a concerned property manager and a constituent to express my strong opposition to HB 1272. While I understand the bill's intent to address tenant rights and housing issues, its provisions pose significant challenges for property owners and managers, making it impractical to implement and ultimately detrimental to the rental housing industry.

As a property manager with years of firsthand experience, I can attest that conducting pre-move-out inspections and accurately estimating potential move-out charges is an inherently difficult task. Tenants often have the ability to conceal damages, mask odors with air fresheners, or temporarily hide other issues during the inspection process. These hidden issues often only become evident after the tenant has vacated the property, when a thorough inspection can be conducted and repairs or cleaning are underway. Requiring landlords to provide a detailed estimate of move-out charges based on a pre-move-out inspection is therefore unrealistic and places an undue burden on property owners and managers.

Additionally, HB 1272 creates opportunities for disputes and confusion between tenants and landlords. Without the ability to account for concealed or unforeseen damages, landlords may be left unable to recover costs associated with restoring a property to a rentable condition. This could result in financial losses that discourage property investment and reduce the availability of quality rental housing.

The rental housing industry is already facing significant challenges, including rising costs, regulatory burdens, and an increased demand for affordable housing. Imposing additional, unworkable requirements on property owners and managers risks exacerbating these issues.

I urge you to reconsider the provisions of HB 1272 and work toward solutions that balance tenant rights with the practical realities faced by landlords and property managers. A collaborative approach that includes input from both tenants and landlords is essential to crafting fair and effective housing policy.

Thank you for your time and consideration. I would welcome the opportunity to discuss this matter further and provide additional insights based on my experience as a property manager.

Sincerely,

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