

Feb. 10th - HB 1395 – Relating to Landlords and criminal background checks.
For the hearing on this HB scheduled for Monday, February 10th, I would like to put forth my testimony as to why I am in opposition of this bill.

Dear Committee,

Regarding providing a copy of the criminal record report we receive when we screen applicants for leasing an apartment with our company:

If a rental prospect is denied and not approved for residency, they have a right to the report we have based our decision on and can get it themselves, free of charge, upon their request to the screening company. We are already required to provide a denial letter which gives the prospect specifics as to why they are denied whether it be from credit check, criminal background check or landlord reference check or d. all of the above. This letter contains the contact information of the screening company we contract with for the screening reports. Again, free of charge to these prospects and it is not "our report".

We do pay a fee for the report to the screening company, which is part of the application fee collected from the prospect. We already have time and paper invested in our course of business. If we are required to send this full criminal report instead of a letter outlining reasons for denial, as well, it could raise our costs, and we would need to pass along to all our applicants. At my company, applicants pay \$50 per person, this is sometimes not enough to cover our costs if they have lived in several states. As this bill has been put forth, it seems we would be required to send it to all applicants. These reports can be extensive and up to 30 pages long. The postage would not be one stamp. It would require a trip to the post office to make sure we have enough postage which would be daily. Minimum an hour. We process 200-300 applications per year. My company has 480 apartments so this will cause the application costs to go up tremendously. It is already expensive for application fees for our prospects. We do not make money from these fees.

This should not be emailed due to sensitive information and private information. In addition, I believe very few individuals would be interested in receiving the report, so to make it a requirement for landlords to provide this within 7 days is burdensome. As I indicated they are already entitled to it from the reporting agency for free. To send to all applicants even those approved for residency is quite unnecessary.

Thank you so much!