

## Testimony to the Nevada Senate Committee on Commerce & Labor

March 8th, 2023

### Chairwoman Spearman and members of the Committee:

On behalf of Americans for Prosperity-Nevada and thousands of activists, I urge you to Oppose Senate Bill 78. Although the bill seeks to address some serious issues within the housing market related to rentals, it does create some unintended consequences with the severe restrictions imposed on landlords. The adverse effect on an already high rental market will disincentivize more rentals entering the market, which will lead to higher prices and cause more housing affordability issues. Should SB78 pass as written, small individually owned properties, such as single-family homes, casitas, condos, multi duplex or triplex, may decide that it just makes more sense to sell because of the additional risks and costs incurred. Whereas large corporate owned apartments would be able to afford and assume the risks this creates. This would disrupt the supply chain of housing and therefore lead to higher prices as our state continues to grow and demand intrinsically increase. This bill is unfair and effects families who may be using rentals as an economic vehicle to supplement their income and provide for themselves. Although we agree that renters need help and things like excessive fees are an issue, we need to also ensure we do not severely leave owners unprotected and at risk of bad actors who could simply use this to avoid fulfilling their contractual obligations.

If your goal is to help low-income families, we suggest we can unlock economic opportunity so families can get ahead by the doing (3) things:

- Reign in and reform burdensome housing, land use, and zoning regulations.
- Eliminate cronyism and tax subsidies for billionaires and major corporations.
- Remove barriers that stand in the way of pursuing economic opportunities.

We urge you to vote no on SB78. This vote may be recorded in our 2023 session legislative scorecard. Thank you!

Sincerely,

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State Director  
Americans for Prosperity-Nevada

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