

Legislation: SB3066(HA003)

Name: COVID-19 Emergency and Economic Recovery Renter and Homeowner Protection Act

Position: Opponent

Submitter: Weifeng Wang

Person represented: Self

Testimony:

I am a private landlord in the state of Illinois. I am writing to raise concerns regarding SB3066 (HA003).

This bill protects tenants through “cancellation of rental debt accrued to any residential tenant who has experienced a COVID-19 related hardship during the moratorium”.

However, the bill fails to protect landlords adequately. In Section 20, Residential Housing Relief Fund, it calls for “covering (only) certain rental amount due from residential tenants unable to pay rent.” There are funding eligibilities, requirements, and prioritizations that restrict the fund’s limited resources. Such restrictions disadvantage landlords who lose rent as a result of the bill.

Small landlords like me solely depend on rent to fulfill a wide spectrum of financial obligations including, but not limited to, mortgage, property tax, maintenance, management, utility, and insurance. Without assurance of 100% reimbursement of lost rent, the bill unfairly punishes landlords through no fault of their own.

Furthermore, certain able tenants can take advantage of the moratorium. Landlords do not have the obligation nor the legal right to obtain tenants’ proof of “COVID-19 related hardship”. Legislators should provide relief directly to tenants and homeowners impacted by COVID-19, instead of mandating a state-wide rent cancellation for them.

Many landlords, who are also suffering the pain caused by COVID-19, will be forced to sell their rental homes. Some of their hard-earned investment will even be foreclosed at some point down the road, through no fault of their own.

SB3066 (HA003) is not for all Illinoisans. I am urging the committee to reject the bill.