

## **Review: P.24/2025 - Draft Residential Tenancy (Jersey) Amendment Law 202-**

**Submission: Anonymous 13**

**Dated: 7 May 2025**

I am writing as a landlord.

I have three rental properties all built recently, passing obviously very strict building regulations and planning regulations and scrutiny. What is the point of having these if such properties have to be included in the new rental proposals.

I think it might be a good and reasonable idea to exempt landlords who have acquired newly built properties from the quite justifiable condition requirements demanded on older properties

Also with regard to the 5% proposed limitation on rental increases, two points:

1. Why just rental increases? Why single out landlords? What about pensions, utility charges, bank charges, petrol price increases etc. why not limit those as well, what about dividends paid by JEC, JT, Jersey Water? And all other dividends received by Jersey taxpayers on the savings they have chosen to invest in bank deposits, shares etc rather than property they seek to rent out. My rental income provides my pension. If inflation remains constantly above 5%, I will go bust.

2. Perhaps state members and for that matter civil servants should also not have pay rises above 5%, even if inflation runs at 20%, and I assume all regulatory fees on landlords and their properties will also be subject to a 5% cap.

If this proposal goes through it will be like living in a Socialist/Communist state with state control overall.

We all know how successful those countries have been.