

Introduction:

Hello, my name is [Name], and I work and live in [Neighborhood]. I'm here today to share my perspective on [Issue] and its impact on our community.

Key Points:

1. Start with a personal anecdote or experience related to the issue.
2. Highlight the importance of addressing the issue for the well-being of the community.
3. Support your points with data, statistics, or examples.
4. End with a call to action, urging lawmakers to take meaningful steps to address the issue.
5. Remember, you will only have two minutes, so be concise!

An example template can be found below:

Honorable Members of the New York City Council,

Thank you for allowing me to speak today.

As a New Yorker deeply involved in the real estate sector in New York, I am here today to express my strong opposition to Intro 360.

Intro 360 is fundamentally unfair both to real estate agents like me and to the renters it aims to protect. I implore you to consider the detrimental effects this legislation would have on the housing market in New York City.

First and foremost, the assertion that this bill would alleviate burdens for renters is flawed. In reality, this bill will likely lead to higher rents for tenants. By shifting the responsibility of broker fees solely onto landlords, the inevitable outcome would be increased rental costs for tenants, especially upon lease renewal.

Furthermore, the proposed legislation undermines the role of real estate agents in advocating for renters. If agents no longer have a financial stake in assisting tenants, the incentive to provide comprehensive support and guidance throughout the rental process diminishes. This ultimately leaves renters at a disadvantage, devoid of the expertise and advocacy that agents traditionally offer.

Moreover, the bill jeopardizes the livelihoods of hardworking agents, many of whom are working-class New Yorkers themselves. Real estate agents play a crucial role in facilitating transactions and supporting their clients, often at great personal expense and risk. The passage of Intro 360 would only exacerbate the challenges agents face, potentially driving them out of the industry altogether.

Additionally, the bill could have unintended consequences for the accessibility of housing. With landlords likely passing on broker fees to tenants through increased rents, many prospective renters may find themselves priced out of the market entirely, exacerbating the city's housing crisis.

In conclusion, while I share your concerns about the high cost of housing in New York City, I firmly believe that Intro 360 is not the solution. Instead, it would only serve to further complicate an already challenging housing landscape, disproportionately impacting working-class New Yorkers in your district and beyond.

Thank you for the opportunity to testify today.