

From: [Laurie Sonnenfeld](#)
To: [HHS Exhibits](#)
Subject: Stop Statewide Rent Control - No on Senate Bill 608
Date: Sunday, February 17, 2019 11:00:05 PM

Dear Committee Members & Housing,

I've been in real estate in the Portland market for 31 years and have owned single family rentals and duplexes and have helped people buy a rental or two as an investment for their retirement.

I am not opposed to most of the provisions of this bill.

However I ask that you reconsider certain aspects. 1) These policies are deterring small investors who own one or a few small properties they manage themselves. It's not the maximum rent increase that concerns them. It is the loss of control of the use of their property that scares them away from being landlords. They are also afraid of the relocation payments (in Portland they are very high) because this impacts their options if they want to sell their investment property.

2) A single family home will usually sell for less if it is renter occupied. Most owners will want to give the renters notice before they put their rental house on the market so they can prep it for market (not major renovations), stage it, and show it freely. The bill seems to state that an owner can only evict a renter after they have an accepted offer for a home. This is backwards and will cost owners tens of thousands of dollars in reduced sale prices. Owners need to be able to have a property vacated before they put it on the market.

If the bill is going to move forward, please consider the following amendments:

Please remove the emergency clause. If the emergency clause stays in the bill, as soon as Governor Brown signs the bill, many of your constituents will be exposed to significant new legal exposures with no time to educate themselves. A 90-day period to inform landlords is not unreasonable and is standard practice in the legislative process.

Address the unworkable timelines for good-faith purchasers of homes who intend to occupy the home. Existing timelines were negotiated through the previous collaborative landlord/tenant process.

Have one statewide standard for relocation payments.

Please find a solution for owners who wish to sell and need the property vacant to put it on the market, so they don't lose tens of thousands in market value by showing a property that has not been prepared, is difficult to show, and is not staged.

Sincerely,

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