

I am opposed to requiring landlords to allow commercial childcare in residential rental homes.

I used to do family childcare in a home I owned. At that time the limit was 10 children and now the limit can be up to 16. I am very well aware of the tremendous amount of impacts that this had on the surrounding neighbors and neighborhood and the many issues that I had to consider to make sure the home was safe for children. This took a significant portion of money to make the home suitable. A tenant who is only concerned about making money/livelihood does not make the best decisions always in deciding what is safe for children and that the home is adequate. The state only does 1 inspection per year - this is not safe for children. This is a very large amount of additional people to be allowed in the 1 and 2 bedroom rentals we have. Our insurance doesn't allow home daycare and with oregon's rules, low income tenants are not required to even have renters insurance. This is a huge unfair risk and financial burden to force landlords to allow family daycare in a home, with an additional 16 families up to maybe 32 families as family daycares can operate 24 hours/day. The huge liability an owner would be forced to take on from a secondary party's tripping or a homeday care person injuring a child etc etc with no control being allowed by the property owner (who has no idea the actions of the home day care provider, the furnishings, the actions of their pets with children, etc etc etc) is simply not fair and tremendous financial risk. Again a huge burden to the home, the neighborhood, and just not fair to oregon's children. One of our homes has a pond and high decks. When the limit was 10, even then there were huge amounts of cars coming and going, excessive noise, and just a large burden to the neighborhood. This very important decision on determining if a home is fit to run commercial childcare out of should be made by the owner of the home, not the state and not the tenant. Tenants should just seek homes that allow this, not have a state force all homes to meet this need. If home childcares are forced upon us, then any home based business could be forcedsuch as massage therapy etc. I do not want clients coming into my residential homes - I do not have a commercial insurance policy - I only have a landlord policy of a residential rental home - home based businesses are prohibited by my insurance. This should be my right as property owner to make such restrictions. Tenants who violate their lease by running a child daycare out of the home, should have their lease terminated. Please vote no on this bill. Sheri bowland