

David S. Wall
P.O. Box 756 Newberg, Oregon 97132; [(408)-287-6878]

February 8, 2021

To: House Committee on Early Childhood; others

Re: I OPPOSE [HB 2484]...with extreme prejudice.

[HB 2484] contains so many flaws in judgment by Representatives: Powers, Wilde and Zika; I cannot count them all but, here are several.

Tenants may dictate terms of intent to operate a "child care home" and landlord cannot stop the conversion or use of his/her property.

Insurances will be impossible to obtain-mortgage loans will then be recalled for payment in full.

Zoning issues will arise siting a commercial operation in a residential area-especially in rural areas where well-water is governed by the Water Resources Department (water rights for commercial entities).

Depending on the location of the property in residential areas there will be; increased vehicular traffic, parking issues, and child-safety issues.

The costs to the landlord will be unreasonable, burdensome and oppressive. Damage to the property infrastructure is all but guaranteed.

Once the landlord rents / leases his/her property the landlord opens themselves (unknowingly) to nightmarish regulations, forfeiture of rights, penalties, loss of revenue, costly litigation, et cetera.

Now here comes the litigants...the "child care home" is certain to create injurious actions upon residents of surrounding properties such as; emotional distresses, nuisances (noise, parking, traffic), trespass to adjoining properties, possible vandalism to adjacent properties and for certain; and the granddaddy of them all...diminution of surrounding property values.

In short, any landlord is in dire jeopardy of losing their property should [HB 2484] becomes law.

Further torment is guaranteed if [SB 299] is passed into law.

Now a question; Does [HB 2484] invoke the Fifth Amendment of the Constitution of the United States, "the taking of a personal property" via "regulations?"

There are many other issues guaranteeing the full-employment act for both Plaintiff and Defendant Attorneys if [HB 2484] and [SB 299] are passed into law.

Respectfully submitted,

/s/ David S. Wall

///