



## Rental Housing Alliance Oregon

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TO: House Committee on Housing and Homelessness  
FROM: Ron Garcia  
DATE: March 14, 2023  
RE: HB 2680 Opposition

Since 1927 the Rental Housing Alliance Oregon has set the standard for community participation by landlords who provide affordable and quality housing while also improving the CRAFT of our members: Community - Resources - Advocacy - Forms - Training. The RHA has over 2,000 members, 62% of whom own just 1-4 units and 81% of whom own 10 or fewer units.

We believe that the main goals of HB 2680, tenant applicant protections, are already achieved in the statute it seeks to amend.

ORS 90 already:

- Requires a landlord to provide:
  - Written notice of criteria
  - Amount of screening charge
  - Process for screening
  - Applicant's right to dispute information in screening report and also appeal decision.
- Requires return of the screening fee if the screening does not occur - "Within a reasonable amount of time."

Finally, we understand the need to increase statutory fees in a manner that reflect current economic conditions, especially when doing so may lead to better compliance. **But** we have to wonder (and perhaps OHCS can provide answers) 1) do landlords actually fail to comply with current screening laws and 2) how often is the recovery fee needed to be assessed?

We do not see that the bill is needed, and we worry about the ongoing political narratives that portray landlords as intentionally and maliciously harming tenants and applicants. We need them – we value them – they are the core of our business. We believe we have worked genuinely with the legislature to improve the rental environment for all and hope to continue to work with you on needed reforms.

Thank you for your public service.