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On Behalf Of: Myself as a rental owner in Oregon  
Committee: Senate Committee On Housing and Development  
Measure: SB611

The current laws limiting rent increases are good for protecting tenants and fair to landlords. Lowering the rent increase limits will place an unfair burden on landlords. The operating costs of rental properties are increasing each year. Property taxes in Oregon increase by a minimum of 3% every year, and in recent years many property tax bills have increased by 9% or more. The costs for utilities, insurance, maintenance, and property management have also been increasing at a high rate.

Lowering the rent increase limits will only discourage new development and make the shortage of housing including affordable housing even worse. Oregon needs a larger supply of rental units at all rent levels, and discouraging new development with low rent increase limits just makes the housing shortage worse. The current rent limits are low enough to protect tenants but not so low as to discourage new development. It should also be noted that lowering the rent increase limits will also discourage property owners from making improvements to their properties resulting in lower quality and condition of the available rental housing stock in Oregon.