

Submitter: Sarah Letterman

On Behalf Of:

Committee: Senate Committee On Housing and Development

Measure: SB611

I am a Property Manager in Salem and I oppose this bill. While some portions of it seem to be acceptable and reasonably fair, others portions are extremely unfair to property owners and have the potential to cause a financial hardship for them.

I oppose requiring a property owner that has ownership in more than 4 rental properties to have to pay a tenant 3 times their rent amount when giving them a valid notice to vacate. Quite often when an owner asks a tenant to vacate so they can reside in the home or have needed to sell it, it is already due to them having financial difficulties. Requiring them to pay out 3x the rent when giving the notice exacerbates this financial hardship they are possibly already facing. There is also the potential that after paying the tenant 3x the rent in advance of them moving, the tenant may continue residing in the home after the 90 days or perhaps just quit paying the rent causing further hardship for the owner. Although I do not agree with having to pay 1 month rent in these circumstances, 3 months is unreasonable.

I oppose the wording limiting rent increases to 8%. I do not see a reason to add in that homes less than 3 years old are exempt from this. A new home should be rented at fair market value to begin with so allowing rent increases for only these homes make no sense.