

Submitter: Peter Murray

On Behalf Of:

Committee: Senate Committee On Housing and Development

Measure: SB611

March 22, 2023

Re: Senate Bill 611

Dear Senator Jama:

I'm writing in opposition to SB 611.

I've been a property owner and landlord in the state of Oregon for over 45 years. I have three rental properties. One in West Linn, one in Waldport, and one in Redmond, Oregon.

The state of Oregon has made it very difficult to survive as a landlord the past few years. SB 611 will be the 'straw that breaks the camel's' back for me. It has been difficult to make a positive return lately what with inflation, rent control, tenants not having to pay rent for several years, and the tight labor market.

I can understand the senate wanting to address the high cost of rent. However, Oregon is a desirable place to live. Many thousands of people have moved here in the past few decades. The cost of real property is high here, and there are not enough rental properties to meet the demand. That is the reason why rents are high. If the legislature truly wants to address the high cost of renting, they should work to increase the number of rental units. SB 611 will have just the opposite effect. Over time it will decrease the number of rental units, because landlords like myself will sell their rental properties. And investors that are thinking about building more apartments in Oregon will decide to invest in other states that do not have rent control and onerous landlord/tenant laws.

Thank you for your consideration of this matter.

Sincerely,

Peter Murray