

Submitter: Donna Torres
On Behalf Of: Small Business Landlords
Committee: Senate Committee On Housing and Development
Measure: SB611

Senate Housing Committee Chair, Vice-Chair, and Members of the Committee,
On behalf of my Oregon neighbors, family and friends, I ask that you please vote NO
on SB611.

Current laws limiting rent increases seem appropriate enough for protecting tenants and fair to landlords. In an inflated economy, operating costs of rental properties are increasing. 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. Costs for utilities, insurance, maintenance, and property management have also been increasing in this ever-inflating economy.

Lowering the rent increase will severely impact current landlords, discourage property owners from making improvement to their properties and discourage new development, thus making the shortage of housing even more desperate than it is now. This bill solves no problems.

Not all landlords are large institutions and are small local owners that can't afford rental control. After witnessing several small landlords suffer through this state's eviction moratorium that allowed renters to live rent-free and destroy properties with no recourse for the land owner, this is just another blow to any possibility of recovering from that. I watched as landlords lived in trailers near their properties, fighting in court to re-gain access to properties they were not receiving rent on because of this eviction moratorium allowed renters, although continuing to be employed, live rent-free in their homes. This state cannot continue to disparage land owners in this manner. It will have an obvious negative impact on rental housing availability. Please vote NO on SB 611!