

HB 2967 -2 STAFF MEASURE SUMMARY

House Committee On Housing and Homelessness

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Meeting Dates: 2/17

WHAT THE MEASURE DOES:

Prohibits landlords from requiring payment of an applicant screening charge or other charge for the purpose of obtaining information about an applicant or for the landlord to process the application for a rental agreement. Removes language relating to the screening charges. Prohibits landlords from applying any screening criteria to an application unless prior to applying the criteria the landlord provides a written notice with specific information.

Fiscal impact: May have fiscal impact, but no statement yet issued

Revenue impact: May have revenue impact, but no statement yet issued

ISSUES DISCUSSED:

EFFECT OF AMENDMENT:

-2 Prohibits landlords from requiring or requesting payment of applicant screening charges. Prohibits landlords from requiring an applicant to purchase a specific screening report, product or service.

BACKGROUND:

Oregon law regulates how landlords can charge applicants for screening fees to ensure fairness and transparency (ORS Chapter 90 — Residential Landlord and Tenant). Landlords can only require a screening fee to cover the actual costs of processing an application, such as checking references and obtaining credit or tenant reports. They must provide applicants with a receipt and confirmation if they use a tenant screening company. An applicant can only be charged one screening fee within a 60-day period, no matter how many units they apply for from the same landlord. Before collecting a fee, landlords must have written screening criteria and give applicants detailed notice, including the screening process, rental costs, discrimination policies, insurance requirements, and refund rights. Landlords must also provide a good faith estimate of available units to avoid charging fees when no rentals are expected to open soon. If a landlord fills a unit before screening an applicant or does not screen an applicant who withdraws their application in writing, they must refund the fee within 30 days. If a landlord fails to follow these rules, applicants can recover twice the screening fee plus \$250. However, applicants cannot reclaim a screening fee if they refuse a rental offer.