

HB 3378 STAFF MEASURE SUMMARY

House Committee On Housing and Homelessness

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Meeting Dates: 2/19, 3/5

WHAT THE MEASURE DOES:

Directs landlords to provide a means of unlocking locks including access control systems operated by a software application operated on a tenant's mobile phone or other electronic device, provided that the landlord also offers the tenant at least one alternative means of access, including an access code or a fob, key card or other tangible key. Directs landlords to provide working locks for all dwelling entrances and latches for all windows that allow access to the dwelling unit.

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

Revenue impact: No revenue impact

ISSUES DISCUSSED:

- Barriers for tenants without access to dwellings not restricted to cell phone applications
- Options for non-software means of entry in dwelling

EFFECT OF AMENDMENT:

No amendment.

BACKGROUND:

Oregon law requires landlords to ensure that rental properties remain habitable throughout the duration of a tenancy (ORS 90.320). A dwelling unit is considered uninhabitable if it lacks essential features such as effective waterproofing, functional plumbing, an approved water supply with hot and cold running water, adequate heating, proper electrical wiring, and safe building conditions. Landlords must also maintain clean and sanitary common areas, provide garbage receptacles and removal services (unless otherwise agreed), and ensure that floors, walls, ceilings, stairways, and railings are in good repair. Additional requirements include ventilation, air conditioning (if provided by the landlord), and fire safety features such as working smoke and carbon monoxide alarms. Landlords must also provide functioning locks on doors and secure latches on windows. For buildings constructed on or after April 1, 2024, landlords are required to install cooling systems in at least one room of each unit, which may include central air conditioning, heat pumps, or portable cooling devices.