

HB 3378 STAFF MEASURE SUMMARY

Senate Committee On Housing and Development

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Meeting Dates: 4/21, 4/28

WHAT THE MEASURE DOES:

The measure requires residential landlords to offer an alternative method of accessing the dwelling unit—such as an access code, fob, key card, or another physical key—other than software on tenant-owned phones or other electronic devices for a dwelling to be considered habitable. It directs landlords to provide working locks for all dwelling entrances and latches for all windows that allow access to the dwelling unit.

Fiscal impact: Has minimal fiscal impact

Revenue impact: No revenue impact

HOUSE VOTE: Ayes, 46; Nays, 12

ISSUES DISCUSSED:

- Scenarios under current law in which apps on a mobile device may be the only access to a building
- Clarification of provisions of the measure (apps on a mobile device are not banned from use, but may not be the exclusive means of access if requested by tenant)
- Additional costs to landlords
- Benefits and risks of mobile-app assisted entry system, including security and data-privacy concerns

EFFECT OF AMENDMENT:

No amendment.

BACKGROUND:

Oregon's Residential Landlord and Tenant Act ([ORS Chapter 90](#)) governs landlord and tenant laws and applies to renting a home, apartment, or room to sleep in, or for renting space for a mobile home or floating home. Under Oregon law, a landlord must maintain the rental unit in a habitable condition throughout the tenancy. A dwelling unit is considered uninhabitable if it lacks essential security features, including working locks on all entrance doors and, where permitted by law, latches on windows that provide access to the tenant's exclusive living space. Additionally, landlords must provide tenants with keys for any locks that require them.