

HB 3378 STAFF MEASURE SUMMARY
House Committee On Housing and Homelessness

Carrier: Rep. Gomberg

Action Date: 03/05/25

Action: Do Pass.

Vote: 12-0-0-0

Yeas: 12 - Andersen, Breese-Iverson, Dobson, Edwards, Fragala, Gamba, Helfrich, Javadi, Levy E, Mannix, Marsh, Sosa

Fiscal: Has minimal fiscal impact

Revenue: No revenue impact

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Meeting Dates: 2/19, 3/5

WHAT THE MEASURE DOES:

The measure requires landlords to provide tenants with at least one alternative access method, such as an access code, fob, key card, or another physical key in addition to access control systems operated through a mobile application or other electronic device. It directs landlords to provide working locks for all dwelling entrances and latches for all windows that allow access to the dwelling unit.

ISSUES DISCUSSED:

- Issues for tenants with access to dwellings restricted to cell phone applications
- Options for non-software means of entry in dwelling

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.