



**MULTIFAMILY NW**  
The Association Promoting Quality Rental Housing

Oregon House Committee on Housing and Homelessness  
900 Court St. NE  
Salem Oregon 97301

EXECUTIVE DIRECTOR  
**Gary Fisher**  
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**RE: Concerns with HB 2967**

Feb. 12, 2025

Chair Marsh, Vice Chairs Andersen and Breese-Iverson, Members of the Committee,

On behalf of Multifamily NW, I appreciate the chance to raise concerns over HB 2967 and how it would impact Oregon’s rental housing market and the Oregonians who rely on it.

Multifamily NW is the largest association of housing providers in the state, representing nearly 300,000 units and every profession related to the industry — from property managers and owners to landscapers, maintenance professionals and screening companies. Our top priority is to collaborate with public sector leaders to identify and implement proven solutions to Oregon’s ongoing housing crisis.

Screening applicants helps housing providers ensure a safe and stable living environment for all residents by verifying financial responsibility and rental history. It also reduces the risk of property damage, lease violations, and non-payment, supporting the long-term sustainability of rental communities.

HB 2967 unfairly prohibits applicant screening fees, forcing housing providers to absorb the costs of background and credit checks, which are essential for responsible tenant selection and property management. These screenings ensure a safe and stable rental environment that benefits all tenants.

Eliminating screening fees shifts the financial burden entirely onto housing providers, increasing operational expenses. Our members report that background and credit checks cost an average of \$50 per application. Without these fees, housing providers may struggle to cover the costs of necessary tenant screening, potentially leading to higher rents for all tenants to offset these expenses.

Additionally, without screening fees to deter frivolous applications, housing providers may experience a higher volume of unqualified applicants. This not only wastes valuable time and resources but also delays the placement of qualified renters who are seeking stable housing.

HB 2967 will add to our housing problems, not solve it. This bill would increase financial strain on housing providers, disrupt responsible property management practices, and ultimately impact the affordability of rental housing. We encourage lawmakers to pursue policies that support both housing providers and tenants without imposing undue financial burdens on one party.

Sincerely,

Zach Lindahl  
Director of Government Affairs

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