

Submitter: Aaron Douglas  
On Behalf Of: Self as Oregon housing investor  
Committee: House Committee On Housing and Homelessness  
Measure, Appointment or Topic: HB3521

This bill is unnecessary. It penalizes landlords at a time when we should be taking action to increase the housing supply and not focusing on inane regulatory burdens on housing providers in our state. Oregon cannot even come close to reaching its housing goals and yet we are focusing on these ridiculous bills. Here is an example of when a unit may not be deliverable to a renter. Let's say it snows, like it did in Portland on February 13-14, 2025. Let's say that the unit is all ready except that a refrigerator needs to be delivered but the delivery company cannot make it to the complex to make delivery because of a shipping delay. The unit is thus uninhabitable and cannot be rented and yet you are going to penalize the landlord? The result of this bill will be to delay the delivery of available units to the marketplace because landlords are going to wait until the unit is fully complete and available to rent before they even post it for rent. This does not solve our housing problem. It exacerbates it. In addition, it is already illegal not to return a deposit, so this is just a punitive fee aimed at housing providers.