



Chair Marsh, Vice-Chairs Breese-Iverson and Andersen, and members of the House Committee on Housing and Homelessness,

Thank you for the opportunity to provide testimony in opposition to HB 3521. For background, Oregon REALTORS® is an industry association comprised of roughly 18,000 members who work as real estate brokers, real estate principal brokers, real estate property managers, and affiliated industry professionals.

Holding deposits allow a landlord to temporarily remove their unit from the market while reducing their risk of financial loss by doing so. Under HB 3521, if the landlord ultimately failed to execute a rental agreement, they would not just have to return the tenant's deposit but also pay a penalty equal to the deposit amount.

Under this framework, it is unclear why a landlord would enter into an agreement to hold the unit. These agreements are voluntary and typically at the request of the tenant (for example, if the tenant needs a brief period to come up with the funds for first month's rent and deposit). The likely result of this bill would be that few landlords would enter holding deposit agreements in the first place, harming the very tenants which the bill is designed to help.

Oregon REALTORS® urges you to vote NO on HB 3521.