



March 3, 2025

Re: Opposition to SB 586

Chair Pham, Vice-Chair Anderson, and Members of the Committee:

I am writing to respectfully urge your opposition to SB 586, which would de-stabilize good tenants who have been complying with the terms of their rental agreement by reducing the amount of notice they would get prior to being displaced from their homes when the landlord has decided to sell.

I have been working with a tenant that had lived in her home for many years. The failure of the owner to properly notify her of the sale caused a lot of hardship. She has a disability and she had to find equivalent housing that would accept her voucher and meet the guidelines in just a few months. In this tight market a tenant needs a lot of time to find suitable housing. If housing is not found a tenant with a voucher is at risk of being forced to return the voucher and greatly at risk of becoming homeless.

Current Oregon law already allows a landlord to evict their tenants when the landlord has accepted an offer to purchase the rental home by a purchaser who intends to move into the unit. The current law allows the landlord, realtor, and purchaser the flexibility to time the closing of the deal, so long as the tenant gets 90 days' notice prior to being displaced. SB 586 would harm good tenants by reducing the amount of notice required for tenants, expanding the potential use for this kind of no-fault termination, and removing the penalty for landlords who violate the terms of the statute.

In today's housing crisis, we must do all we can to prevent unfair displacement.

For these reasons, we urge the legislature to focus on eviction prevention policies and resources, wrap-around services for people who have lost their housing and have nowhere to go, preservation resources to stabilize affordable housing providers, increased access to homeownership, and supply-based solutions.

In closing, we respectfully this bill if it cannot give tenants the needed notice and penalty protections. Thank you for the opportunity to submit testimony and for your service to Oregon communities. |

Sincerely,

Kim McCarty

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Community Alliance of Tenants
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