



MULTIFAMILY NW
The Association Promoting Quality Rental Housing

Oregon Senate Committee on Housing and Development
900 Court St. NE
Salem Oregon 97301

EXECUTIVE DIRECTOR
Gary Fisher
gary@multifamilynw.org

RE: Support for SB 586

Feb. 26, 2025

Chair Pham, Vice Chair Anderson, Members of the Committee,

Multifamily NW supports SB 586, which seeks to reduce the 90-day termination notice to 45 days for the sale of a rental property to a buyer who intends to occupy it and eliminates the requirement that the unit be sold separately from any other dwelling unit.

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.

We believe that SB 586 is a crucial step in providing housing flexibility for property owners and ensuring that Oregonians have continued access to stable and affordable housing options. The bill offers important updates that are in alignment with the reality of a competitive and fast-paced housing market, especially for small housing providers.

The proposed reduction to 45 days offers a more reasonable timeline that reflects the realities of property transactions. A shorter notice period allows owners to complete the sale in a timelier manner and helps prevent prolonged vacancy in the property. This can be especially critical in a market where demand for housing is high and the sale of the property is often time-sensitive.

The current requirement that a unit be sold separately from other dwelling units in order to terminate tenancies when the property is sold is unnecessarily restrictive and creates complications in property transactions. By eliminating this requirement, SB 586 helps to ease the process for property owners looking to sell their properties to buyers who intend to occupy them. It opens up more options for buyers, especially in the case of multifamily properties.

Multifamily NW strongly supports SB 586, as it will streamline the property sales process, reduce unnecessary burdens on housing providers, and enhance overall housing availability in Oregon. The proposed bill represents a balanced approach to addressing the needs of housing providers while maintaining protections for tenants. We encourage the committee to pass SB 586.

Sincerely,

Jonathan Clay
Manager, Government & Public Affairs

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