



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

Oregon House Committee on Commerce and Consumer Protection  
900 Court St. NE  
Salem Oregon 97301

**RE: Concerns with HB 3533**

March 7, 2025

Chair Sosa, Vice Chairs Chaichi and Osborne, Members of the Committee,

Thank you for the opportunity to raise some concerns around HB 3533 on behalf of Multifamily NW. We are 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.

This legislation prohibits advertising a price for consumer goods or services without including all fees that a consumer must pay to complete the sale. While we understand the intent behind HB 3533 — to provide transparency for consumers — we have several concerns regarding how this bill may impact housing providers.

Many housing providers advertise rental prices that are often subject to additional fees or charges, including those for pets, utility costs, or move-in costs, which are typically disclosed during the leasing process. The bill, as written, could unintentionally lead to confusion by imposing a blanket requirement to disclose all fees upfront in advertisements. We are also concerned about the administrative burden this bill could impose on housing providers, particularly smaller property managers who may struggle to keep up with compliance for every listing.

Additionally, mandating the inclusion of all fees in advertisements could discourage transparency and flexibility, possibly leading some housing providers to withhold fee information until later stages of the leasing process, which could ultimately reduce the amount of information available to prospective tenants. We respectfully ask for clarification on the bill's applicability to the rental housing market and request that the committee consider alternative solutions to ensure transparency in housing advertisements that better balance the interests of consumers and housing providers.

Thank you for your consideration of our questions and concerns.

Sincerely,

Jonathan Clay  
Manager Government & Public Affairs

EXECUTIVE DIRECTOR  
**Gary Fisher**  
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