

Submitter: KATHALEEN PARKER
On Behalf Of: Rogue Climate
Committee: Senate Committee On Housing and Development
Measure, Appointment or Topic: SB722
Re: SB722 Rent Stabilization and Anti-Artificial Intelligence Price Fixing on Residential Tenancies.

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

My name is Kathaleen Parker, and I am writing to support SB722, which will help strengthen tenant protections against unsafe living conditions, and stop the use of price-fixing software that artificially inflates rents. Before I was a homeowner, I experienced the unbelievable high rents in the greater Sacramento area in California. It wouldn't matter if you chose a rental on the east side or west side of town...it was the same high rent plus the property management required the additional expense of mandatory Rental Insurance.

KATU2ABC by Vasili Varlamos | Updated Wed, March 19th 2025 at 5:23 AM, local news reported <quote>

"The proposed legislation would ban the use of AI that utilizes non-competitor data, such as actual rent prices and occupancy rates, which are not intended for public use.

The bill stipulates that landlords can only increase rent prices once per calendar year, with a mandatory 90-day notice to tenants before any increase is implemented. Rent hikes must adhere to the legal percentage cap set by Oregon State law, which is determined by the Consumer Price Index and other metrics.

In 2024, The Department of Justice and the attorneys general of eight states, including Oregon and Washington, filed an antitrust lawsuit against RealPage, the leading rental pricing software. The complaint claims that "RealPage is an algorithmic intermediary that collects, combines, and exploits landlords' competitively sensitive information. And in so doing, it enriches itself and compliant landlords at the expense of renters who pay inflated prices"

Landlords who exceed the legal limit would face penalties, and tenants would have the right to sue for three months of rent and additional damages if applicable. Each month of violation would be considered a separate offense.

Currently, newly built apartments are exempt from rent control laws for the first 15 years of operation. SB722 proposes reducing this exemption period to seven years,

allowing tenants in newer apartments to receive rent increase protection sooner.

Additionally, the bill would permit tenants to form a committee of up to seven members to address non-rent concerns at a facility.

Landlords would be required to meet with the committee within 10 to 30 days of a request, and meetings would be allowed up to twice a year unless both parties agree otherwise.

In written testimony, opponents of this bill argued that it may ban other vital software for property managers and disincentivize housing production.

< <https://katu.com/news/politics/lawmakers-consider-bill-to-limit-ai-in-rent-pricing-protect-tenants>>

I support a speedy passage of SB722, which would prohibit landlords from using an algorithm fueled by non-public rental data to keep rental prices and terms artificially unfair.

Algorithms increasingly mediate critical determinations for Oregonians – housing eligibility, hiring decisions, credit rate determinations, what content they're shown, and more. This is often done with no transparency or choice for consumers, and to the detriment of their bank accounts.

Passing SB722 will help solve this problem by slowing the pace of rent inflation for everyone in Oregon, where the cost of living just keeps getting more unaffordable.

Thank You