

Submitter: Pat Palazzi

On Behalf Of:

Committee: Senate Committee On Housing and Development

Measure, Appointment or Topic: SB722

The legislature should not eliminate or reduce the 15 year exemption on rent control for new construction. The exemption is the only feature of Oregon law that mitigates the well-documented negative impacts that rent control has on the construction of new rental units.

Apartment construction is already experiencing a historic slump. Oregon is on pace to build a total of 14,000 housing units this year, which is less than half of what is needed to meet state targets.

The legislature should be doing everything it can to incentivize the construction of new apartment units, not putting up more barriers.

The software ban in SB 722 is confusing and landlords will not know how to comply with it. The bill makes what is an essential part of business - using data to inform sound decision-making - unlawful.

Landlords will be exposed to expensive, time-consuming, and frivolous lawsuits from tenants.

Under the bill, lawyers, judges, landlords, and tenants will be in court arguing over which factors a landlord based their rental pricing decisions on. It will be a total mess for all of those involved.

Rents become more affordable by building more rental units, not by banning software.