

Submitter: Aaron Douglas
On Behalf Of: ZigZag Investments LLC
Committee: House Committee On Rules
Measure, Appointment or Topic: HB3974

Chair Bowman, Vice Chairs Drazan and Pham, and Members of the Committee,

My name is Aaron Kirk Douglas, and I'm an investor in multifamily housing in Portland, Bend, and Eugene. I'm writing today in strong opposition to HB 3974, which proposes capping tenant screening fees at \$20.

As a housing provider, I rely on thorough tenant screenings to ensure the safety, security, and stability of my properties. A comprehensive report — including credit, criminal background, and eviction history — typically costs around \$50-\$65 per applicant. That's the market rate, not a profit center. Artificially capping this fee at \$20 would require housing providers to either absorb the additional cost or cut back on critical parts of the screening process. Neither option serves renters or the communities we live in.

I understand the intent of this bill may be to reduce upfront costs for tenants. But its unintended consequence is to weaken a tool that responsible housing providers use to protect their residents and maintain safe, stable communities.

For these reasons, I respectfully urge you to vote no on HB 3974.

Sincerely,
Aaron Kirk Douglas, Manager
Zigzag Investments LLC