

Submitter: Ben Murphy  
On Behalf Of:  
Committee: House Committee On Rules  
Measure, Appointment or Topic: HB3974

Ben Murphy  
Portland Housing Provider  
Portland, OR

House Committee on Rules  
Oregon State Capitol  
900 Court St. NE  
Salem, OR 97301

RE: Opposition to HB 3974

May 30, 2025

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

My name is Ben Murphy, and I am a housing provider in Portland, Oregon. I'm writing to share my strong opposition to HB 3974, which would cap tenant screening fees at \$20.

I currently pay e.g., "about \$45–\$50" per screening. This includes credit, background, and eviction history checks — all of which are essential to ensure the safety and stability of my rental property and the community around it. A \$20 cap would force me to cover the remaining cost out of pocket or potentially cut corners on screening quality — something I'm not comfortable doing.

This bill may be well-intended, but in practice, it puts additional financial strain on housing providers and makes it harder for us to make responsible, informed rental decisions. That's not good for me, and it's not good for tenants.

Please vote no on HB 3974.

Sincerely,  
Ben Murphy  
Portland Housing Provider