

Submitter:	Ernest Coufal
On Behalf Of:	Ascend Realty
Committee:	House Committee On Rules
Measure, Appointment or Topic:	HB3974

I am writing to urge you to reject HB 3974 because we won't solve Oregon's housing affordability problems by making it more expensive for housing providers to operate.

HB 3974 would limit tenant screening charges to \$20, regardless of the cost of completing a tenant screening. Oregon law already limits tenant screening fees to the landlord's average actual cost of screening applicants, requires landlords to return the fees to prospective tenants if the screening is never completed, and prohibits a landlord from charging a prospective tenant more than one applicant screening charge within any 60-day period, regardless of the number of rental units owned.

By making landlords unable to offset their costs when obtaining a screening report, HB 3974 simply increases housing providers' operational costs, which will lead to higher rents.

HB 3974 will not change the basic economics of operating a business. The cost recovery mechanism will simply be shifted, making both landlords and tenants worse off than they are under the status quo.

Please prevent further damage to Oregon's housing market by rejecting HB 3974.