

Submitter: Imer Gutierrez
On Behalf Of:
Committee: House Committee On Rules
Measure, Appointment or Topic: HB3974
To Whom It May Concern,

My name is Imer Gutierrez, a licensed real estate agent in the state of Oregon (License #201238633). I am writing to express my strong opposition to the advancement of House Bill 3974.

As a real estate professional, I am deeply committed to protecting property rights, promoting fair housing, and supporting the economic health of our communities. HB 3974 poses significant concerns that could negatively impact property owners, homebuyers, and the overall real estate market.

One particular concern is the proposal to limit tenant screening fees to a maximum of \$20. While the intention to protect tenants is understandable, this cap does not reflect the actual cost of conducting thorough and accurate screenings. Credit checks, background checks, and employment verifications often exceed this amount. As a result, landlords and property managers may be forced to cut corners, which could compromise fair and effective tenant selection processes and ultimately harm both renters and housing providers.

I respectfully urge lawmakers to reconsider the long-term implications of this bill and not allow HB 3974 to move forward. Thank you for your time and attention to this matter.

Sincerely,
Imer Gutierrez
Licensed Real Estate Agent, Oregon
License #201238633