

Submitter: Shannon Salber
On Behalf Of: Central Oregon Vacation Rental Alliance
Committee: Senate Committee On Finance and Revenue
Measure, Appointment or Topic: HB3962

Shannon Salber
Board Member, Central Oregon Vacation Rental Alliance
Central Oregon

June 23, 2025

To:
Oregon State Legislature
Senate Committee On Finance and Revenue
900 Court Street NE
Salem, OR 97301

Subject: Opposition to House Bill 3962 – Protect Oregon’s Responsible STR
Community

Dear Members of the Oregon Legislature,

As a board member of [Organization Name] and a dedicated advocate for the responsible operation of short-term rentals (STRs) in Oregon, I am writing to express my strong opposition to House Bill 3962.

While we share the Legislature’s goals of ensuring safe, sustainable communities and addressing housing challenges across our state, HB 3962 represents an overreach that threatens the livelihoods of thousands of Oregonians, undermines tourism-dependent economies, and penalizes responsible homeowners who have long operated in good faith.

Our Concerns with HB 3962:

1. Negative Economic Impact on Local Communities

Short-term rentals contribute significantly to Oregon’s tourism economy, especially in rural and coastal areas. They support small businesses, generate lodging tax revenues, and provide supplemental income for local homeowners. HB 3962 would result in substantial income loss for property owners and revenue shortfalls for municipalities that rely on STR-related taxes.

2. One-Size-Fits-All Regulation

Oregon is a diverse state with different needs in Portland than in Pacific City, Bend,

or Ashland. Local jurisdictions already have the authority to regulate STRs in a way that reflects their community's character. HB 3962 imposes a blanket policy that undermines local control and ignores the success of locally tailored STR ordinances.

3. No Clear Path for Existing Responsible Operators

Thousands of Oregonians have invested in STR properties based on existing laws. HB 3962 could force many of these individuals—who have followed the rules, paid taxes, and contributed positively to their communities—to shut down with no reasonable transition plan or grandfather clause. This approach is unfair and destabilizing.

4. Unintended Consequences on Housing

We understand concerns about housing availability. However, recent studies indicate that STRs are not a primary driver of housing shortages in most markets. Sensible, data-driven regulation is needed—not broad prohibitions that scapegoat an industry without addressing root causes such as underproduction, restrictive zoning, or infrastructure constraints.

We Support Thoughtful Reform—Not Overregulation

We are not opposed to fair oversight. In fact, we support clear guidelines, licensing, and enforcement mechanisms that target nuisance properties and bad actors. What we oppose is the elimination of an industry that provides critical economic value and personal freedom to Oregon residents.

I respectfully urge you to oppose HB 3962 and instead support collaborative policymaking that balances housing priorities with economic development, tourism, and homeowner rights. Our coalition of STR operators, hosts, local business owners, and community leaders stands ready to work with you toward smarter, more sustainable solutions.

Thank you for your time and consideration.

Sincerely,

Shannon Salber

Board Member, COVRA [Central Oregon Vacation Rental Alliance]