

Chair Fagan,

Vice chairs Buehler, and Rayfield.

Committee members,

For the record my name is Christina Stutzman and I live in Monmouth.

I am here in support of House Bill 3305; which would prohibit utilities from passing on delinquent utility bills to landlords.

After many years as a restaurant owner and working hundreds of hours each week we traded our restaurant for a couple small rental units In Monmouth. At the time we purchased these properties we were unaware of a city policy that passed on delinquent utility bills to landlords. Had we known this at the time we would have probably purchased our properties elsewhere.

You see, if one of our tenants' signs up for electric service, and then chooses not to pay their bills, the city does not go after those tenants for payment. They simply put a lien on MY property. Forcing ME to pay for utility service I did not sign up for, nor consume.

I want you to understand that these fines are not minimal. A 2009 article stated that in 2008 they filed 53 liens for about \$50,000. That is almost \$1000 per landlord hit with these charges. If a landlord pays the delinquent bill to avoid the lien, the tenant's name is taken off the nonpayment list & they are free to open a new account & repeat this process over &over & over again.

Representatives, How many months of non-payment do you think it takes for a person to get up to a thousand dollar utility bill?

Monmouth landlords have been dealing with this issue and the City's continual reluctance to change this bad policy since 2007.


In closing this is not a landlord- tenant issue. This is an issue of a city using its government powers to hold myself and others hostage for bills we should not have to pay, for services we did not use.

I encourage you to vote yes on House bill 3305

Thank You for your time and consideration.

Sincerely,

Christina Stutzman

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## Lien Information

Changes in ORS 93.843 and ORS 223.230 require the City to record certain liens in the County Clerk's office or provide access by an on-line electronic medium. The City has elected the latter option and records liens on-line at NetAssets Conduits website ([www.nassets.net](http://www.nassets.net)).

City ordinance 622 directs that all electrical, water, and sewer charges delinquent for a period of 60 days shall be a charge upon and a lien against each lot or parcel of land or other property served, whether within or without the limits of the City. Besides utility liens, the City also records liens for unpaid local improvement district assessments at NetAssets.

The fee to access lien information at the Conduits website is \$35.00 per property being searched. If you do not have a username and password to do a City lien search through Conduits, please contact NetAssets at 541-485-8876 or [info@nassets.net](mailto:info@nassets.net)

### Lien Contacts

**To Perform City Lien Search**  
- Go to: [www.nassets.net](http://www.nassets.net)

**Not Registered w/NetAssets**  
Request login info by  
- Email: [info@nassets.net](mailto:info@nassets.net)  
- Phone: 541-485-8876

**City Lien Contact:**  
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