



MULTIFAMILY NW

The Association Promoting Quality Rental Housing

February 8, 2016

Senator Lee Beyer, Chair
Senate Committee on Business and Transportation
900 Court St., NE
Salem, OR 97301

Dear Chair Beyer and members of the Committee:

Multifamily NW opposes SB 1546 because it overly narrows the conditions under which a property owner can contract with a tower to conduct legal tows.

During the 2009 session, Multifamily NW was a part of a stakeholder group that came together with then Rep. Chuck Riley to find common ground on private property towing and address incidences of overly aggressive tows. The result was HB 2578, which created practical solutions that made towing company practices more transparent and accountable.

The towing statutes affecting landlords and the property management industry in ORS 90.485 and ORS chapter 98 now restrict towing without a property owner's specific consent to very specific circumstances: where a vehicle blocks or prevents access by emergency vehicles, blocks or prevents entry to the premises, blocks or is unlawfully parked in a space reserved for persons with disabilities, blocks a parked vehicle, or *violates a 24-hour prominently posted parking prohibition*.

While we have no objection to altering the towing notice in Section 1 from "at the time of tow" to "prior to the time of the tow," SB 1546 would also strip away an apartment community's ability to monitor and enforce the parking rules for safety and fairness of all residents.

An apartment community is humming with activity at all time. Residents and guests are coming and going, the community managers, leasing agents and facilities staff are interacting with residents, giving property tours, and performing maintenance. This is why communities strategically rely on a professional third party tower to ensure the parking lot is safe and orderly – which is a critical expectation of the residents.

Prominently posted, 24-hour parking prohibitions often denote reserved spaces for facilities maintenance, or parking spots reserved for guests and potential residents. Furthermore, it is unreasonable to remove an apartment community's ability to contract with a local towing company to remain nearby and help enforce the rules of a well-signed parking lot and that residents can rely on the parking they pay for and are assigned. We are in the business of providing homes, not towing. However, retaining the ability to tow as an enforcement tool is vitally important to our operations.

The current restrictions on patrol towing work well for multifamily housing and residents alike.

Please oppose SB 1546, as introduced.

Sincerely,

Deborah Imse
Executive Director

EXECUTIVE DIRECTOR
Deborah Imse
deborah@multifamilynw.org

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