

For submission as public comment:

We write in opposition to SB 621. Local governments must retain the authority to regulate and enforce residential zoning so that these zones do not become commercial areas dominated by vacation lodging businesses. Here on the coast, and in other areas of Oregon, much of our housing for local workers has been cannibalized by a steady unplanned shift of zoning. This places added burden on full-time residents and other businesses that rely on a balance of residential and commercial zoning to provide for local economic needs.

In addition to weakening the ability of local governments to address this problem, SB 621 could reverse the benefits of statewide rent control that was recently passed by the Oregon legislature. If long-term rentals are more tightly regulated by the state, and vacation rentals are de-regulated, that will tempt many landlords to switch from providing long-term rentals to vacation rentals.

Please give carefully consideration to these concerns before proceeding with this legislation.

Thank you,

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