



City of Portland, Oregon
Bureau of Development Services
Office of the Director
FROM CONCEPT TO CONSTRUCTION

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Senator Chuck Riley, Chair
Senate Committee on Business and General Government
900 Court Street, NE, HR B
Salem, OR 97301

Re: SB 621

Dear Chair Riley and Members of the Committee:

Thank you for the opportunity to comment on SB 621, which would prevent a local government from restricting the use of dwellings for vacation rentals.

The City of Portland declared a housing emergency in 2015 based on the crisis renters face in the City, particularly lower income renters. The City currently has regulations in place that are designed to minimize the impacts that accessory short-term rentals have on the long-term rental market within the City as part of its overall strategy to address the housing crisis.

The City of Portland respectfully urges the Committee to not move SB 621 forward. The bill would restrict the City's ability to locally regulate short-term rental activity and would invalidate Portland City Code Section 33.207, the City's short-term rental regulations, which are designed to ensure that the primary use of the unit remains residential. The bill fails to protect a local jurisdiction's housing stock needed for non-transient occupancy. In Portland, many families are rent-burdened in what continues to be a tight housing market. Significantly, 47% of Portlanders are renters. Furthermore, the bill would create substantial enforcement challenges in that ORS 90.100 only allows 45 days of vacation occupancy in a residential dwelling. Occupancy time limits are extremely difficult to enforce, and appropriate enforcement resources to monitor timelines are unlikely to be authorized. It would be almost impossible to police the 45-day occupancy limit. Consequently, the bill would create unlimited vacation occupancies in the City at the expense of permanent residents and exacerbate Portland's existing housing crisis.

Thank you for your consideration of these comments.

Sincerely,

Rebecca Esau, Director
Bureau of Development Services