



OREGON
ASSOCIATION
OF REALTORS®

*From the Desk of
Senator Fred Girod*

Oregon Association of REALTORS® Urge a “No” vote on SB 608

While SB 608 appears to take a new approach to historical rent control programs, it has the potential to cause the same unintended consequences that ultimately harm tenants:

- Economists nearly universally agree that rent control programs reduce the supply of housing units.
- A reduction in the number of units actually causes increased rents overall.
- Rent control programs decrease mobility for tenants and require larger security deposits to recoup costs associated with damage.
- Rent control programs encourage the transition of rental units to condominiums as well as provide incentive to tear down existing buildings for the construction of new ones.

A statewide rent control system is unprecedented, no other state has adopted a statewide standard for rent control.

- Only four states allow municipalities to impose rent control, and those programs have been anything but successful.

Aside from the Oregon Association of REALTORS® opposition to rent control, there are a number of significant new provisions that will be added to Oregon’s landlord-tenant laws:

- A new requirement for relocation payments for many departing tenants, particularly at the end of a fixed-term tenancy.
- Unworkable timelines for purchasers of single-family homes who intend to live in the home.
- Significant new legal exposure for landlords.

The Oregon Association of REALTORS has been working in good faith with members of the Legislative Assembly for years to address structural problems with our housing shortage. We will continue to work with stakeholders and elected officials on positive solutions that do not cause further harm to our existing housing crisis.

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