

**SB 1533 STAFF MEASURE SUMMARY**

**Senate Committee On Housing and Development**

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**Prepared By:** C. Ross, Counsel

**Meeting Dates:** 2/13

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**WHAT THE MEASURE DOES:**

Placeholder.

**ISSUES DISCUSSED:**

**EFFECT OF AMENDMENT:**

*[-1 amendment dated February 7, 2020]* Replaces the measure. Changes \$5,000 cap on the amount of relief that landlords may seek through the Rent Well program's guarantee fund, to a \$5,000 limit *per eligible tenant*.

*Fiscal and revenue impact statements have not yet issued.*

**BACKGROUND:**

Rent Well is a tenant education course taught by certified instructors on how to be a successful renter. It is offered to tenants throughout the Portland metropolitan area. Participants include individuals who have poor or no credit, past evictions, no rental history, or a criminal history, who are low-income, at risk of homelessness, or are currently homeless. When a participant has completed the Rent Well course, they receive a certificate to present to landlords when they apply for rental housing. Landlords accepting Rent Well tenants can register for the Rent Well Landlord Guarantee Fund, which may cover damages, unpaid rent, or eviction costs. Landlords are currently limited to \$5,000.

Senate Bill 1533 changes the \$5,000 limit on guarantee fund relief that landlords may seek, to \$5,000 per eligible tenant.