

Submitter: Nathan Miller

On Behalf Of:

Committee: Senate Committee On Housing and Development

Measure: SB611

I am a private landlord and provide rentals to over 20 families in my area. I also have a company which services over 16,000 landlords and property managers nationwide, so I have a unique perspective on what landlords do when faced with increased regulation and higher fees as this bill proposes.

Oregon already has some of the strictest controls for rents in the country, and these controls while well intentioned end up increasing costs on landlords. The byproduct is that if landlord expenses go up, rents go up. If there is a CAP that does not allow landlords to raise rent to cover their expenses then landlords sell their properties to non-landlords which reduces vacancies and rental inventory which serves only to further increase rents.

I oppose the idea of lowering the rent cap. The last time Oregon did this it caused landlords to just raise rent every single year rather than every few years as had been the norm in the past. This increased rent rates state-wide faster than they have ever increased in history to my recollection. Also, imposing fees on landlords when tenants move out also adds undue burden on landlords by increasing their costs. Reducing the exemption for new housing to only 3 years will remove incentive to build new rentals and cause lower inventory.

Please understand that an increase in costs to landlords and further regulation will serve to do nothing other than reduce rental inventory and increase costs on renters which is the opposite of the intent. Please focus efforts on lowering costs on landlords instead if you wish the desired effect to be more rentals and lower rents.