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On Behalf Of:

Committee: Senate Committee On Housing and Development

Measure: SB611

Over the past several years I have dealt with all the Rule changes in Portland. Sometimes changing the laws so often you hardly understand how to comply, then they change it again. I have spoken with so many small Landlords who threw in the towel and sold their homes and duplexes mostly to owner occupied. I read an article in The Oregonian that 2000 units (mostly single family homes) were removed from the rental market during the past year. The same people making these laws are the ones who say they want more rental units available, yet the rules they propose cause the opposite results.

Limiting the amount of rent increase has gone too far. Most small landlords do not raise their rents as often as large property management companies, however, now that so many over burdening laws are being put in place, I have heard many say that they will now begin raising it the maximum amount allowed each year. Does our government not consider the substantial increases we are seeing in property tax rates, water, sewer and garbage rates, and as experienced more than 30% increase in the last year on insurance rates for residential rentals. These items must be covered by rents, or the alternative is to sell the property. When a new buyer steps in the mortgage/ basis of cost will be much higher, therefore the new rents will be extremely high, or it will be sold as an owner occupied home, removing it from the rental market. With all the new fees and penalties being proposed to Landlords I don't see how anyone can expect investors to want to participate in building or supplying more rental units in the State of Oregon ?