

Submitter: George Schmitz  
On Behalf Of: White Swallow Cabanas LLC  
Committee: Senate Committee On Housing and Development  
Measure: SB611

Good day to the Senators and the Committee on housing and development. I oppose this bill. The cause and effect of this bill would be a huge blow to Oregon's attempt to gain reasonable rental units for its residents. What Oregon will be left with are corporate rental owners that are able to "transfer" ownership to "new" owners to get around this. Local and small ownership will disappear. We are a small family owned and run business. We care and work with our rental customers to make sure they have an affordable, safe home. If this bill should pass we will be out of the monthly rental business and the properties will be sold as single housing units with sublet restrictions. Renters do have rights, but so do the owners of the property, we have to pay our bills on time, when we need to remodel a unit and give sufficient notice why should the owner be punished for improving a residence. After the last round of Oregon laws against property owners, we have two friends that combined have 12 units. Thanks to the change in the laws all twelve units have become "short term" rentals. Stand up for your citizens and keep from further eroding family home rental availability.