

Submitter: Charles Rorive

On Behalf Of:

Committee: Senate Committee On Housing and Development

Measure, Appointment or Topic: SB1523

Honored Senators,

I understand that you will probably be receiving many comments in opposition to this bill from larger housing providers. However, being a Principal Broker/ Property Manager in a smaller management company (roughly 110 rentals) in Grants Pass, I do not see anything wrong with the bill as originally submitted and am in support of it. Currently, my management company offers exactly what your bill entails: a choice of either paper or electronic (tenant portal) options to submit applications, pay rents, etc. Personally, I believe that these options serve both the technologically savvy renters as well as the non-savvy renters/ applicants. Also, it brings a "human touch" to the renting process. Although these methods do require a bit more time/ labor, they do not significantly impact the bottom line. After all, screening and processing applicants should be part of the property management process and not an additional source of income for property managers.

I am not new to property management and real estate, having been managing properties in southern Oregon since 2005 as a licensed Broker, then Principal Broker. I have seen this industry evolve from a "human interaction" business to a more and more "hands off" computer based business. I understand that the principles of each property management company are in business to make a profit, but this should not be at the cost of human interactions, and it should definitely not be at the risk of disenfranchising potential renters because of their inability or not wanting to spend extra monies for electronic transactions.

Please feel free to reach out and contact me if you have any questions.

Sincerely,

Charles Rorive - Principal Broker/ Property Manager