

Submitter: Pardeep Malhotra
On Behalf Of: Oregon coast hospitality
Committee: House Committee On Revenue
Measure, Appointment or Topic: HB4134

Testimony in Opposition to HB 4134

On Behalf of Oregon Coast Hospitality and Small Motels

To the Members of the Oregon Legislature,

My name is Pardeep Malhotra and I am submitting this testimony on behalf of Oregon Coast Hospitality and the many small, independently owned motels that operate along the Oregon coast. We respectfully OPPOSE HB 4134 due to the disproportionate and unintended burden it places on small lodging operators like us.

Small coastal motels are not large corporations with deep reserves or centralized administrative systems. Most of us are family owned businesses operating on thin margins, often with owners working on-site, covering front desk shifts, maintenance, and housekeeping to stay afloat, especially in the shoulder and off-season months.

HB 4134 would impose additional compliance, reporting, and operational costs that may appear manageable on paper, but in practice fall heavily on small businesses. Unlike large hotel chains, we do not have legal departments, HR teams, or compliance officers. Every new requirement translates into real costs: paid staff time, outside consultants, new systems, or reduced guest services. These costs cannot simply be absorbed or passed on without consequences.

The Oregon coast economy is highly seasonal. Weather variability, rising insurance premiums, increased utility costs, workforce shortages, and declining discretionary travel already strain small motels. HB 4134 adds another layer of obligation at a time when many operators are still recovering from pandemic-era losses and ongoing inflationary pressures.

While we understand and respect the policy goals behind HB 4134, the measure does not adequately distinguish between large-scale lodging operators and small, locally owned motels. Treating all hospitality businesses as if they operate at the same scale risks accelerating closures, reducing affordable lodging options, and ultimately harming the very communities this bill aims to support.

Small motels play a vital role in coastal towns. We provide year-round jobs, affordable accommodations for working families and travelers, and tax revenue for

local governments. When a small motel closes, it is not easily replaced—and the loss ripples through the local economy.

We urge the Legislature to reconsider HB 4134 as written and to meaningfully engage with small hospitality operators before advancing policies that impose new burdens. If the bill moves forward, we strongly encourage exemptions, scaled requirements, or alternative compliance paths for small lodging businesses to prevent unintended harm.

Thank you for your time and for considering the perspective of small coastal motels that are doing their best to survive, employ local residents, and serve Oregon's visitors responsibly.

Respectfully,
Pardeep Malhotra
Oregon coast hospitality
Oregon