



MULTIFAMILY NW

The Association Promoting Quality Rental Housing

Oregon House Committee on Housing and Homelessness
900 Court St. NE
Salem Oregon 97301

EXECUTIVE DIRECTOR
Gary Fisher
gary@multifamilynw.org

RE: Support for SB 586 A

April 14, 2025

Chair Marsh, Vice Chairs Andersen and Breese-Iverson and members of the Committee,

Multifamily NW supports SB 586 A, which seeks to reduce the 90-day termination notice to 60 days for the sale of a rental property to a buyer who intends to occupy it and eliminates the requirement that the unit be sold separately from any other dwelling unit.

Multifamily NW is the largest association of housing providers in the state, representing nearly 300,000 units and every profession related to the industry — from property managers and owners to landscapers, maintenance professionals and screening companies. Our top priority is to collaborate with public sector leaders to identify and implement proven solutions to Oregon's ongoing housing crisis.

We believe that SB 586 A is a crucial step in providing housing flexibility for property owners and ensuring that Oregonians have continued access to stable and affordable housing options. The bill offers important updates that are in alignment with the reality of a competitive and fast-paced housing market, especially for small housing providers.

The proposed reduction to 60 days offers a more reasonable timeline that reflects the realities of property transactions. A shorter notice period allows owners to complete the sale in a timelier manner and helps prevent prolonged vacancy in the property. This can be especially critical in a market where demand for housing is high and the sale of the property is often time-sensitive.

The current requirement that a unit be sold separately from other dwelling units in order to terminate tenancies when the property is sold is unnecessarily restrictive and creates complications in property transactions. By eliminating this requirement, SB 586 A helps to ease the process for property owners looking to sell their properties to buyers who intend to occupy them. It opens up more options for buyers, especially in the case of multifamily properties.

Multifamily NW strongly supports SB 586 A, as it will streamline the property sales process, reduce unnecessary burdens on housing providers, and enhance overall housing availability in Oregon. The proposed bill represents a balanced approach to addressing the needs of housing providers while maintaining protections for tenants with a one time payment equal to a month's rent to when the shorter 60-day timeline is utilized. We encourage the committee to pass SB 586 A.

Sincerely,

Jonathan Clay
Manager, Government & Public Affairs

2025 BOARD OF DIRECTORS

PRESIDENT
Andie Smith
Pacific Urban Investors

VICE PRESIDENT
Tiffany Wallace
Cushman & Wakefield

SECRETARY
Marcel Gesmundo
Andor Law

TREASURER
Jessie Dhillon
Carla Properties

IMMEDIATE PAST PRESIDENT
Josh Lloyd
Guardian Real Estate Services

DIRECTORS

Brent Ellifritz
PG Long, LLC

Brandy Guthery
Greystar

Angela Hastings
Avenue5 Residential

Michael Havlik
PSU Center for Real Estate

Tim Jellum
Mill Creek Residential

Dan Mason
MG Properties

Kimberly McCafferty
Lifetime Exteriors

Jennifer McCord
Princeton Property Management

Leilani Reyes Stone
HD Supply

Leah Sykes
Andor Law

Jennifer Wyncoop
CRMG