

Submitter: Lucien Gunderman
On Behalf Of: myself
Committee: Senate Committee On Housing and Development
Measure: SB611

Dear Legislators, I hate to say it, but Oregon is turning into a completely government run state it would appear. Our personal, and business endeavors are being trampled on a daily basis, and this needs to stop! Being a landlord requires business knowledge, understanding of all aspects of home repairs, appliances, and general maintenance, which have all gone up dramatically in the last two to three years. I am more than disappointed that legislation that takes away our rights of ownership and limits the availability to charge what is necessary to pay taxes, plumbers, electricians, HVAC technicians, pay for backflow testing, etc. and be told by Salem, that instead of reality, that the state, rather than the owner who pays the bills is limited to what can be charged for rent. I do understand that some landlords take advantage, which I do not feel is correct, since I try to keep my rentals as well as my tenants in well maintained homes, with reasonable rent. The last time I raised rents, I raised them 5%, which did not cover in many cases the costs associated with the above listed costs, forget making a profit. Have any of you had a major plumbing issue or had to replace part or all of a new roof. If not, you should give this some thought. The thing that government does not think about is most landlords are small businesspeople, and the rents that we all collect are the same as someone getting a paycheck. Seems as though wages have been upped the last few years, but now this proposed legislation wants to take away the rent inputs for property owners, who are already probably struggling with the inflated costs of doing business.

I very respectfully request a NO, when this legislation has a hearing.