



TO: Senate Committee on Housing and Homelessness
FROM: Cindy Robert
DATE: February 1, 2023
RE: SB 599

As you can imagine, this will again be a difficult session for landlords in Oregon. From rent control to eviction restrictions to application processes, landlords in Oregon continue to face critical issues, all of which seem to frame landlords in a negative light, while increasing their operating costs and adding additional liabilities.

This is hard for those who are simply small businesspeople. They too face difficulties due to the pandemic, the fires, the economy and the evolving tensions in the landlord/tenant landscape.

SB 599 has taken a path we wish all public policy would. The proponents saw a problem and reached out to landlords to help resolve it. Landlords are Oregonians, your friends, and your neighbors. We appreciate being involved in crafting those policies that will impact us and improve our communities. We look forward to more of this type of collaboration.

SB 599 allows us to address a childcare capacity issue that was highlighted during the pandemic and to provide parents with options while ensuring landlords can maintain the safety of the property and community.

With forthcoming amendments developed by the entire group, the resulting bill will require a landlord to take reasonable steps to cooperate with a tenant who provides correct notification and requests use of a dwelling as a family childcare. To protect landlords, the bill requires:

- Childcare business to be certified or registered
- Requires tenant to pay in advance for costs of modifications
- Allows landlord to prohibit use not allowed under zoning or association's governing documents
- Allows landlord to prohibit use not allowed under rules established by Early Learning Council
- Allows landlord to require that tenant require parents to agree that landlord is not liable for losses or injuries
- Allows landlord to require that tenant carry and maintain surety bond or liability policy

I thank the sponsors for including landlords in the development of SB 599 and their efforts to assure landlords and their properties are respected.