

Submitter: Mindy Getch
On Behalf Of: Adler Residential Properties LLC
Committee: House Committee On Rules
Measure, Appointment or Topic: HB3974

My name is Mindy Getch with Adler Residential Properties and we are a housing provider in Portland and Milwaukie. We are writing to share our strong opposition to HB 3974, which would cap tenant screening fees at \$20.

We currently pay between \$50 and \$65 per screening. This includes credit, background, and eviction history checks — all of which are essential to ensure the safety and stability of our rental properties and the communities around them. A \$20 cap would force us to cover the remaining cost out of pocket or potentially cut corners on screening quality — something we are not comfortable doing.

This bill may be well-intended, but in practice, it puts additional financial strain on housing providers and makes it harder for us to make responsible, informed rental decisions. That's not good for us, and it's not good for tenants.

Please vote no on HB 3974.

Thank you.