



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
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RE: Support for HB 3522

March 12, 2025

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

On behalf of Multifamily NW, thank you for the opportunity to submit testimony in strong support of HB 3522, which establishes clear legal pathways for the removal of squatters from rental housing and private property.

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.

Our members understand the serious challenges that unlawful occupancy presents to both rental housing operators and the broader community.

Under current law, property owners often face significant legal and procedural hurdles when attempting to remove squatters who unlawfully take possession of a unit. These delays can result in financial loss, property damage, and increased safety concerns for neighboring residents. HB 3522 provides a necessary and commonsense solution by ensuring that property owners have an effective and timely legal mechanism to reclaim possession of their property.

At a time when Oregon is facing a housing supply crisis, it is essential that existing rental homes remain available for lawful occupancy. The presence of squatters not only displaces responsible tenants but also discourages housing providers from continuing to invest in the rental market. HB 3522 helps restore confidence in Oregon's rental housing system by reinforcing property rights and improving access to stable housing for those who need it most.

We urge the committee to support HB 3522 to protect property owners, responsible tenants, and the integrity of Oregon's rental housing market. Thank you for your consideration.

Sincerely,

Jonathan Clay
Manager Government & Public Affairs

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