



House Committee On Housing and Homelessness
900 Court St NE
Salem, OR 97301

June 2nd, 2025

Chair Bowman, Vice-Chairs Drazen and Pham, and Members of the Committee,

SETA urges a yes vote in support of HB 3974.

SETA manages many direct and indirect ways to connect with tenants and professionals working in homelessness prevention. Our callers, housing prevention specialists, and even during public testimony made in this building, will see and hear landlords that charge anywhere between \$0 - \$90 per applicant, but provide no clear reasons as to why the charges may be so wildly different. Unregulated application fees are an insidious, pervasive, and significant problem Oregonians are facing across our state.

HB 3974 provides much-needed consistency and predictability for both renters and landlords. For tenants, it provides a clear understanding of what to expect when applying for housing and being able to budget a move, reducing the risk of being taken advantage of through excessive or duplicative charges. For landlords, it removes ambiguity and sets a fair standard that levels the playing field across the rental market.

On March 10, the City of Eugene began to enforce our \$10 application fee cap maximum ordinance. Since March, we have heard no more challenges, confusions, or concerns about unreturned or excessive fees, from both homelessness prevention professionals and tenants alike. We also have not had an historic exodus of landlords or homes being sold or biblical flooding, as past testimony may allude to. This policy is working.

Passage of HB 3974 would increase transparency and fairness in the process, ensuring that landlords focus on evaluating applicants based on their ability to be good tenants, rather than on an ability to pay a fee.

We urge you to vote in support of HB 3974



If you'd like to connect with me, please reach out to
tmorris@springfieldeugenetenantassociation.com. Thank you for your consideration.

Sincerely,

A handwritten signature in blue ink that appears to read "Tim".

Timothy Morris
Executive Director
Springfield Eugene Tenant Association