



## MULTIFAMILY NW

The Association Promoting Quality Rental Housing

Oregon Senate Committee on Judiciary  
900 Court St. NE  
Salem Oregon 97301

EXECUTIVE DIRECTOR  
**Gary Fisher**  
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### RE: Comments on SB 599

March 4, 2025

Chair Prozanski, Vice Chair Thatcher, Members of the Committee,

Multifamily NW appreciates the opportunity to provide neutral testimony on SB 599. We recognize the importance of ensuring protections for all Oregonians, including immigrant community members, and appreciate the intent behind this legislation.

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 association believes strongly in enforcing federal and state fair housing laws, which is why we host 20+ fair housing trainings every year for our members. There are existing laws that already prohibit discrimination based on national origin. While SB 599 seeks to provide additional protections, we are concerned about the approach of addressing broad issues by focusing solely on the housing industry rather than applying standards consistently across all sectors.

Additionally, the potential penalties under SB 599 are significant, potentially exceeding \$100,000 for a violation. This level of financial risk, even for an unintentional mistake, could create serious consequences for small housing providers and further discourage investment in Oregon's rental housing market.

If the legislature determines that additional protections based on immigration and citizenship status are necessary, we encourage a more comprehensive approach that applies fairly across industries. We also urge consideration of how policies impact housing providers and rental housing availability, ensuring that regulations support — not hinder — housing production and affordability.

We appreciate the legislature's work on this important issue and look forward to continued discussions.

Thank you for your time and consideration.

Sincerely,

Jonathan Clay  
Manager of Government and Public Affairs

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