



MULTIFAMILY NW

The Association Promoting Quality Rental Housing

Oregon Senate Committee on Housing and Development
900 Court St. NE
Salem Oregon 97301

EXECUTIVE DIRECTOR
Gary Fisher
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RE: Fairness in End of Tenancy Timelines with HB 2134

April 21, 2025

Chair Pham, Vice Chair Anderson and Members of the Committee,

On behalf of Multifamily NW, thank you for the opportunity to provide our perspective on HB 2134 A.

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.

We appreciate the current amended version of HB 2134 A that removed the emergency clause. Laws regulating rental housing are already complicated, and providing adequate lead time to educate frontline employees and update legal forms better ensures compliance and understanding of new laws and procedures for both renters and housing providers.

This narrowly focused bill seeks to allow renters to terminate a fixed-term tenancy with just 30 days' notice, only after receiving a 90-day termination notice from a housing provider. At first glance, this scenario isn't very common, and weighing in with members, it's already customary for shorter termination periods to be negotiated and accepted. Let's not forget the longer 90-day notice was created as a benefit of time for the renter.

Oregon's landlord tenant law is a web of statutes that historically has strived for fair balance for renters and housing providers. Good housing policy comes from genuinely addressing perspectives of all stakeholders. Although HB 2134 A's scope is small, this bill, like many one-off bills that tinker with ORS Ch. 90, unfortunately lacked that thorough process prior to being introduced.

Multifamily NW has reached a neutral stance on HB 2134 A while still encouraging lawmakers to explore and prioritize policy solutions that balance tenant protections with fair and practical consideration of housing providers. Thank you for your time and consideration.

Sincerely,

Jonathan Clay
Manager of Government and Public Affairs

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