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SB 722 – Anti-Price-Fixing and Rent Stabilization Policy Improvement Bill

Sponsors: Gorsek, Ruiz, Hartman, Campos; Gelser Blouin, Patterson, Chaichi, Chotzen, Gamba, Hudson, Nathanson, Nelson, Valderrama.

The bill is a policy tool to help address our unfolding housing affordability crisis. It will extend coverage of our state's rent stabilization statutes, and prohibit the use of price-fixing software to inflate rents.

- 1) Reduces the current 15 year exemption from the statewide rent stabilization statute for new construction down to 7 years.
 - a) This strikes a balance between continuing to encourage new units to come into the market and ensuring that those units do not contribute to long-term gentrification and price inflation.
- 2) Amends the Landlord-Tenant Act to prohibit the use of price-fixing AI software to artificially inflate rents.
 - b) These kinds of products are the subject of [national attention](#) and concern, and Oregon has joined a federal lawsuit against this practice. Many local jurisdictions are taking steps to curtail this practice. Price fixing has no place in Oregon, and we cannot afford to allow this practice to exacerbate our housing crisis.

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