



MULTIFAMILY NW
The Association Promoting Quality Rental Housing

House Committee on Housing and Homelessness
900 Court St. NE
Salem, Oregon 97301

RE: SB 1523-A – Neutral Position and Implementation Considerations

February 19, 2026

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

For the record, my name is Jonathan Clay, representing Multifamily NW, the largest association of housing providers in Oregon, representing nearly 300,000 rental homes and the professionals who own, operate, and maintain them.

We appreciate the ongoing work on SB 1523 and the thoughtful amendments reflected in the A-Engrossed version of the bill. The conversation surrounding access to housing and technology barriers is an important one. Housing providers share the goal of ensuring applicants and tenants are not excluded due to limitations in digital access or comfort with technology.

Several provisions in the current version reflect that balance. Clarifying that tenants may pay by check or other commercially reasonable methods aligns with long-standing industry practice in many settings. Ensuring access to common areas without exclusive reliance on mobile applications also addresses practical accessibility considerations.

As this legislation moves forward, we encourage careful attention to implementation details, particularly regarding application processing and operational systems.

Electronic application platforms and tenant portals are widely used not only for convenience, but to support consistency, documentation, and compliance with existing landlord-tenant and Fair Housing requirements. In jurisdictions that apply first qualified applicant standards, uniform processing timelines and procedures are critical. Any changes to application pathways should be structured in a way that preserves those protections and does not inadvertently introduce delays or inconsistencies.

Similarly, while flexibility in payment methods is important, housing providers must also retain the ability to manage risk in situations involving repeated dishonored payments or fraud. Clear guidance around commercially reasonable safeguards will help avoid confusion and ensure consistent application of the law.

Multifamily NW remains committed to working collaboratively with stakeholders to ensure that the final implementation of SB 1523 improves accessibility while maintaining operational clarity and fairness across the rental process.

We appreciate the opportunity to share these considerations and look forward to continued dialogue.

Respectfully,

Jonathan Clay
Government & Public Affairs Manager
Multifamily NW