



community alliance of tenants

Date: May 12, 2025

To: Chair Khanh Pham, Vice-Chair Dick Anderson, Senator Anthony Broadman, Senator Todd Nash and Senator Deb Patterson- Senate Housing & Development Committee

From: Kim McCarty, Executive Director, Community Alliance of Tenants

Re: Support HB 3521A Hold Deposit Accountability Act!

The Community Alliance of Tenants (CAT), urges your support for HB 3521. CAT is Oregon's only statewide tenant-led renters' rights group. We serve thousands of tenants annually with education and referral services to support housing stability.

HB 3521 A requires residential landlords to pay a minimum amount of damages for breaching an agreement to later execute a rental agreement of a habitable dwelling unit in exchange for holding a deposit, unless the deposit is returned within five business days or repayment is excused based on an act of God.

We hear from tenants that some landlords breach an agreement to later execute the rental agreement in exchange for holding a deposit. It costs thousands of dollars to move into a new rental. Move-in costs include the first month of rent, the security deposit, and sometimes an additional month of rent. Add to this the loss of a holding deposit, which can be as much as a full month of rent, and you can see why this practice would severely impact a tenant's ability to afford future housing. We urge you to support HB 3521 to stop this unethical practice of the landlord not returning hold deposits after they breached an agreement.

HB 3521 will require residential landlords to pay a minimum amount of damages for breaching an agreement to later execute a rental agreement in exchange for holding a deposit. This is a practical proposal that gives tenants some ability to hold landlords accountable to their agreements.

We believe that housing makes a strong community. To that end, please support HB 3521 A.

Sincerely,

Kim McCarty
Executive Director
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