



May 13, 2025

Senate Committee on Housing and Development
900 Court St. NE, S-407
Salem, OR 97301

Re: Support for House Bill 3521

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

The Portland Housing Bureau (PHB) is pleased to support House Bill 3521, which strengthens tenant protections by addressing the issue of residential tenancy hold deposits. This bill represents a step forward in ensuring fairness for renters across Oregon. HB 3521 establishes clear guidelines for landlords regarding the handling of hold deposits, requiring timely repayment when rental agreements are not executed due to the landlord's failure to comply or the tenant's rejection based on habitability concerns. By mandating repayment within five business days and introducing penalties for noncompliance, the bill provides important safeguards for renters, particularly those who may already be navigating financial challenges.

PHB supports this legislation for several reasons:

This bill holds landlords accountable for their commitments. It makes sure that tenants are not unfairly burdened when rental agreements fall through due to no fault of their own.

The bill's provisions help protect renters from financial harm. Specifically, when landlords fail to return deposits in a timely manner. This is especially important for low-income households who may rely on these funds to secure new housing.

The bill establishes penalties for non-compliance.

We ask the Senate Committee on Housing and Development to support HB 3521 and move it forward in the legislative process. Thank you for your leadership and dedication to addressing critical housing issues in our state.

Sincerely,

Helmi Hisserich
Director, Portland Housing Bureau