

Submitter: EVAN LABBY

On Behalf Of:

Committee: Senate Committee On Housing and Development

Measure: SB799

To State Legislators,

Over the last 5 years Oregon has been a leader in passing “tenant protections”, much to the chagrin of professional property management firms and property owners. While even I, as a professional property manager, believe that some of these measures are beneficial for society, these have begun to go too far. Many of these policies do not take in consideration of the whole picture when being written and have unintended negative consequences downstream. My main issue with SB 799 is its 60 day grace period after non-payment in which residents who have not paid are allowed to remain in their units until perhaps rental assistance is disbursed, or perhaps not. What will be the recourse for property managers whose delinquent renters receive no assistance? Will they be reimbursed by a fund created by the state for damages? With the lack of follow through and care for property managers demonstrated by earlier legislation, I cannot support Senate Bill 799.

Thank you for your consideration,

Evan Labby