



March 19, 2025

Chair Marsh, Vice Chairs Andersen and Breese-Iverson:

On behalf of Airbnb, I write to express opposition to HB 3848. We appreciate the opportunity to speak with bill sponsor Rep. Andersen about concerns from constituents in the Gaiety Hill Neighborhood. However, we have strong concerns with the structure of this statewide bill.

Airbnb works with state and local governments every day to develop fair, reasonable regulations that address the concerns of residents while preserving the economic benefits of short-term rentals (STRs) for the broader local community.

Regarding HB 3838, the purpose of the historic property classification and assessment is to encourage the preservation of historic homes. **To that end, 60% of Airbnb hosts in Oregon report using the money they earn to improve their homes.**

When a version of this bill was raised in 2024, Chrissy Curran, the Oregon Parks and Rec Dept. Deputy Director for Heritage Programs and Deputy State Historic Preservation Officer wrote that the bill applies "only to those historic properties participating in the special assessment for historic properties program – under 200 individual properties in the entire state."

Furthermore, "**Regulating use in any historic district will have a dampening effect on participation in the National Register of Historic Places program as well as local designation programs.**"

It is important to note that in Salem, where this bill originated, short-term rentals make up fewer than 5 in every 1,000 homes and dedicated short term rentals - those that list for more than 90 nights per year - make up fewer than 20 in 10,000 homes.

We look forward to working with Rep. Andersen to help address any local nuisance issues, but believe that HB 3848 is not a solution to regulating short-term rentals or preserving historic homes.

We respectfully request your opposition to HB 3848.

Sincerely,
Jordan Mitchell
Public Policy, Airbnb