

Submitter: Austin Folnagy
On Behalf Of:
Committee: House Committee On Rules
Measure, Appointment or Topic: HB3974

The Honorable Chair Bowman, Vice Chairs , Members of the committee

Subject: Please Support HB 3974 – Fairer Housing Access for Renters.

I am writing to you today to strongly urge your support for House Bill 3974. This bill is a crucial step towards making housing more accessible and fair for renters across our state.

As a housing provider I believe that HB 3974 addresses key issues that many applicants face when trying to secure housing:

First, it limits the fee landlords can charge for screening applicants to just \$20. Currently, these fees can be much higher, creating a significant barrier for individuals and families, especially those with lower incomes. When someone applies to multiple places, these fees quickly add up, draining their limited funds and making it harder to find a home. This cap ensures that application costs are reasonable. As a small housing provider and property management company, it is in our interest to remove barriers to having potential tenants apply.

Second, the bill applies certain screening rules to all landlords, even those who don't collect a screening fee. This means that a standard of fairness and transparency will be applied more broadly across the rental market, protecting applicants regardless of the landlord's specific fee practices.

Finally, and importantly, HB 3974 allows landlords to accept screening reports that applicants already have. This is a common-sense change. If an applicant has recently paid for a comprehensive background check or credit report, they shouldn't have to pay again and again for the same information. This saves applicants money and speeds up the housing search process.

In Oregon, finding affordable housing is a challenge for many. Unreasonable application fees and repetitive screening requirements only add to this burden. HB 3974 helps to ease this pressure by making the application process more transparent, affordable, and efficient.

Supporting HB 3974 means supporting fair housing practices for all Oregonians. It

will help reduce financial strain on renters and ensure that individuals are not unfairly penalized simply for seeking a place to live.

Thank you for your time and for considering the positive impact HB 3974 will have on our communities.

Sincerely,

Austin Fölnagy
CEO and Founder of Magyar Property Management LLC