

I OPPOSE [SB 601]...

[SB 601] Creates a costly Housing entitlement by taking property rights of another.

"Summary of [SB 601]: Requires owners of multifamily rental housing to offer right of first refusal to tenants who form tenant committee and membership entity."

Is Senator Campos the sole author of [SB 601]?

Please list the names and or organizations who contributed to the "writing of [SB 601]."

[SB 601] compels Landowner owner to surrender and or convey property rights to [Renters / Tenants].

[SB 601] creates adhesionary real estate statutes; the taking of property rights from Landowners; financially enriching the [Renters / Tenants] to the financial detriment of the Landowner. Is the aforementioned, "Woke Wealth Transfer?"

***What happens to the Landowner in the following scenario:

1. A landowner is approached by an interested party intending to make an offer on the property. The property has six(6) separate dwellings. The interested party offers \$10 Million dollars for the property. The offer is conditioned whereas the offer is a, "one-time and one-day property transaction."

*What does the Landowner do?

*Lose the \$10 Million dollar offer to comply with [SB 601]?

*Who is liable to make the Landowner whole?

2. Can Landowner create a Lease Agreement, which states [Tenant] waives any and all rights conveyed by [SB 601]?

3. The "Text of [SB 601]" states, "... (2) After receiving a timely notice under section 2 (4) of this 2023 Act, the owner shall deliver to the tenants committee, in writing:

(a) The asking price or the highest offer currently received, if any, for the multifamily rental housing;

(b) The total income collected from the housing and related profit centers, including storage and laundry, in the 12-month period immediately before delivery of the notice required by section 2 (2) of this 2023 Act;

(c) The cost of all utilities for the housing that were paid by the landlord in the 12-month period immediately before delivery of the notice required by section 2 (2) of this 2023 Act;

(d) The annual cost of all insurance policies for the housing that were paid by the landlord or owner; and

(e) The number of vacant units in the housing."

*Why would a Landlord **transfer intellectual property rights** by divulging the aforementioned proprietary information?

**SECTION 1, SECTION 2, SECTION 3, SECTION 4, and SECTION 5 of [SB 601] are materially flawed.

*Why would any Landowner capitulate to obeying the terms set forth and contained in [SB 601]?

[SB 601] is a "communistic wealth transfer mechanism" and as such, does not merit further consideration.

[SB 601] is simply, bad Legislation.

David S. Wall

Mr. Oregon Concurs...[SB 601] will hurt marginalized communities and increase the carbon footprint..

/\

///