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I am a small landlord in Portland, (owner occupied 2 family), and I already find the regulations and inspections overwhelming. For example, one inspector required me to change a bathroom sink, and 2 inspectors disagreed with each other as to whether one of my tenants could have a refrigerator in his bedroom. Several of my friends are also landlords, and the one who has an owner occupied 3 unit was told he had to get rid of bookshelves he had in his entryway even though the hall was plenty wide enough to accomodate it.

My rents are significantly below market because I am giving my tenants a break since they have been here for 35 years. However, I don't want to get locked into this, especially iff I were to renovate the place and put it up for sale.

I am also very lenient regarding my tenants behavior, but even when one stole my car to buy drugs and used them in my apartment, I was ttold by the lawyer I contacted that I needed to give a 30 day eviction notice on the first day of the month. That tenant left, but owinng me a months rent.

I am fine with fire inspections to ensure safety, such as testing smoke detectors. However, I do not appreciate the micromanagement the city of Portland does, and I certainly don't want similar rules to get expanded to the whole state and put under the auspices of multiple agencies.