As of March 1st, 2020, Portland laws changed. Here’s what you need to know:

**APPLICATIONS & SCREENING in the CITY OF PORTLAND**

**APPLYING**

**LANDLORD ACTIONS:**
- Wait 72 hours after posting the unit before accepting applications
- List screening criteria & cost
- Track order applications are received

**RENTER ACTIONS:**
- Wait until the application period opens to avoid an 8-hour delay penalty in processing your application
- Keep records of when application was submitted. If requested, landlords have to send the date they received the application within 5 business days

**FEES**

**LANDLORD ACTIONS:**
- There are limits on what landlords can charge based on whether they use a screening company†

**RENTER ACTIONS:**
- Check that your screening fee is not more than originally listed
- Ask if landlords use a screening company and what they charge

**I.D. & CITIZENSHIP**

**LANDLORD ACTIONS:**
- Landlords cannot require proof of immigration status or social security number

**RENTER ACTIONS:**
- Provide any of the following forms of I.D.:
  - Reasonable non-government I.D. (like a work I.D. card)
  - Any government-issued I.D. (even expired)
  - Individual Taxpayer Identification Number
  - Immigrant or non-immigrant visa
  - Permanent resident card
  - Social security card

**EXEMPTIONS:** These requirements don’t apply for the following:
- Certain affordable housing units†
- Units not rented to, or advertised to, general public
- Units shared with the landlord (as their primary residence)
  - Living in an ADU or duplex on the same property with the landlord
  - Living in a shared unit with the landlord

†For details on affordable rent and fee limits, see: https://portland.gov/phb/rental-services/application-and-screening
HAVE A DISABILITY?
- Landlords must prioritize tenants with a self-identified mobility disability during the first 8 hours of the open application period
- Reasonable accommodations or modifications cannot be a reason to deny an application
- If a reasonable accommodation is denied, the landlord is required to provide two 24-hour periods to submit another request
- Landlords must allow tenants to accept the unit if the accommodation is still denied after the above attempts

†For details on affordable rent and fee limits, see: https://portland.gov/phb/rental-services/application-and-screening

INCOME TO RENT RATIOS

LANDLORD ACTIONS:
- Only consider the income of certain applicants who have a financial responsibility to pay rent
- Screen tenants without financial responsibility for other things like criminal records
- Unaffordable rents†:
  - Require income to be no more than 2 times the rent
- Affordable rents†:
  - Require income to be no more than 2.5 times the rent

RENTER ACTIONS:
- When applying, consider which household members will be financially responsible for rent

APPLICATION REFUSAL

LANDLORD ACTIONS:
- Applications can be refused for:
  - Repeated, documented violations with the same landlord
  - Incomplete application
  - Withholding information
  - Lying on application

RENTER ACTIONS:
- Double check that every part of the application is complete

DENIALS & APPEALS

LANDLORD ACTIONS:
- Give written notice about decision within two weeks of screening
- Tell you in writing why you're denied if:
  - You paid a screening fee OR
  - You specifically request it

RENTER ACTIONS:
- Write a letter requesting an explanation if you are denied
- If you are denied, you have 30 days to appeal the decision

IF A LANDLORD FAILS TO COMPLY:
Landlords may be liable up to $250 per violation of the law to any applicant plus other qualifying costs and damages

If you believe your landlord is in violation of this law, you can call the Renters’ Rights Hotline for general information at (503) 288-0130, the City of Portland at 503-823-1303, or contact your local Legal Aid office or an attorney
Information is for general purposes only and is not a substitute for legal advice