

REVENUE: No revenue impact

FISCAL: Minimal fiscal impact, no statement issued

Action:	Do Pass as Amended and Be Printed Engrossed
Vote:	6 - 0 - 1
Yeas:	Bonamici, Galizio, Gilliam, Girod, Nelson, Riley
Nays:	0
Exc.:	Holvey
Prepared By:	Steve Dixon, Administrator
Meeting Dates:	4/20, 4/27

WHAT THE MEASURE DOES: Expands required contents for notice of condominium conversion including: notice of rent increase restrictions; an offer to sell to current tenant; statement that the housing and community service department or regional housing authority or local government may be able to provide financial assistance in buying the unit; Statement that the landlord may not terminate the tenancy, without cause, for 120 days. Requires declarant to send a copy of the notice to certain officials, such as mayors or county commissioners, and public bodies, such as local housing councils or the Housing and Community Services Department. Makes a notice ineffective for starting 120 day period if the notice does not contain required information or if the officials or public bodies are not notified.

Prohibits landlord from evicting tenant without stated cause or imposing excessive rent increase after declarant gives 120 day notice of conversion. Allows action by tenant to recover damages of up to six times the monthly rent for violation.

Limits hours (8 a.m. to 5 p.m.) for improvement or rehabilitation of common elements during 120-day notice and requires tenants to be allowed access to and from dwelling. Allows action for violation of hour restriction or access requirements. Permits award to be the greater of actual damages or one month rent.

ISSUES DISCUSSED:

- Tenant displacement and effects on consumers due to conversion of apartments to condominiums.
- Burdens of payment obligation on landlords.
- Quality of life issues related to dwellings when apartments are being converted to condominiums.
- Attempts by some landlords to evade current statute by issuing 30 day no cause eviction notices, in some cases to entire buildings.
- Remedies provided for to tenants under HB 3186 that may discourage no cause evictions during conversions.
- The growing lack of affordable housing in Oregon.

EFFECT OF COMMITTEE AMENDMENT: Removes payment obligation of landlord for moving expenses when sending notice of conversion and removes use of common elements by tenants during rehabilitation or improvement

BACKGROUND: Current law requires landlord to provide 120 days notice of eviction to tenants during a condominium conversion however, some tenants have received 30 day “no cause” eviction notices designed to clear out buildings prior to conversion.

5/10/2007 5:35:00 PM

This summary has not been adopted or officially endorsed by action of the committee.