

REVENUE: No revenue impact

FISCAL: Minimal fiscal impact, no statement issued

Action:	Do Pass as Amended and Be Printed Engrossed
Vote:	3 - 0 - 2
Yeas:	George L., Starr, Metsger
Nays:	0
Exc.:	Deckert, Monnes Anderson
Prepared By:	Janet Adkins, Administrator
Meeting Dates:	5/30, 5/31

WHAT THE MEASURE DOES: Modifies statutes related to condominium conversions. Prohibits landlords from evicting tenants without stated cause or imposing unscheduled rent increases over cost-of-living increases during the 120-day notice of conversion period. Expands the required contents for notice of condominium conversion to include: notice of rent increase restrictions; the offer to sell to current tenant; statement that the Housing and Community Services Department, regional housing authority, or local government may be able to provide financial assistance in buying the unit; statement regarding eviction without cause within the 120-day notice period. Requires a copy of the notice be sent to certain officials. Makes a notice ineffective for starting the 120-day notice period if the required information is not given. Allows action by tenant to recover damages of up to six times the monthly rent for violation of provisions. Limits hours (8 a.m. to 7 p.m.) for work on rehabilitation of common elements during the 120-day period and requires tenants to be allowed access to their dwelling. Allows action for violation of hour restriction or access requirements, permitting award to be the greater of actual damages or one month rent.

ISSUES DISCUSSED:

- Tenant displacement due to conversion of apartments to condominiums
- 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
- The lack of affordable housing in many areas
- Common construction work hours
- Collaboration on the measure's provisions between the Metro Family Housing Association and the Community Alliance of Tenants

EFFECT OF COMMITTEE AMENDMENT: Clarifies that the prohibition on landlords terminating tenancy without cause applies to terminations effective before the end of the 120-day notice period or the 60-day "first right of refusal" period. Extends time of day that work on common areas may be carried out during a condominium conversion notice period.

BACKGROUND: Current law requires landlords to provide 120-day notice of eviction to tenants prior to a conversion of their living space to condominiums. The law specifies what the notice is to contain and also requires landlords to offer to sell dwelling units to the tenant with at least 60 days given to the tenant to accept the offer. During the 120-day notice of conversion period, however, some tenants have received 30-day "no cause" eviction notices designed to clear out buildings prior to conversion. Often renters are not aware of their rights or that there may be assistance available to them in finding other affordable housing or help in financing purchase of their unit.

House Bill 3186-B prohibits eviction without cause and unscheduled rent increases (over cost-of-living increases) during the 120-notice period. The measure requires additional notice provisions and provides tenants the ability to bring action for damages within specific time periods.

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