

REVENUE: No revenue impact

FISCAL: No fiscal impact

Action: Do Pass as Amended and Be Printed Engrossed

Vote: 4 - 0 - 1

Yeas: Carter, Kruse, Courtney, Monnes Anderson

Nays: 0

Exc.: Gordly

Prepared By: Shannon Strumpfer, Administrator

Meeting Dates: 1/31, 4/11, 4/17

WHAT THE MEASURE DOES: Qualifies dwelling units that are self-run group recovery homes that have shared living facilities as drug and alcohol free housing under the Landlord-Tenant Act.

ISSUES DISCUSSED:

- Oxford House's need to move out residents who relapse quickly
- Discrimination in evictions

EFFECT OF COMMITTEE AMENDMENT: Replaces the bill.

BACKGROUND: Under ORS 90.398 a landlord may give a person living in drug and alcohol free housing a 48-hour eviction notice for consuming, possessing or sharing drugs or alcohol on or off the premises. The notice must state the violation and give the tenant 24 hours to fix the problem. If the action is corrected within 24 hours, the tenant may stay (ORS 90.400(7)).

A tenant who possesses or uses drugs or alcohol again within 6 months after receiving a 48-hour notice with a 24-hour opportunity to fix the problem, is subject to a 24-hour notice to move without any chance to fix the problem. (ORS 90.400(7))