

REVENUE: No revenue impact

FISCAL: Minimal fiscal impact, no statement issued

Action: Do Pass as Amended and Be Printed Engrossed

Vote: 5 - 0 - 0

Yeas: Avakian, Beyer, Gordly, Monroe, Prozanski

Nays: 0

Exc.: 0

Prepared By: Anna Braun, Administrator

Meeting Dates: 4/09, 4/23

WHAT THE MEASURE DOES: Revises landlord-tenant law. Adds a process for tenants to make repairs of minor habitability defects to the property and be reimbursed by landlord. Prohibits landlords from terminating rental agreements or treating tenants differently because they are victims of domestic violence, sexual assault or stalking. Allows landlord to evict the perpetrator of domestic violence, sexual assault or stalking. Prescribes forms for use in landlord-tenant cases.

ISSUES DISCUSSED:

- Provisions of the measure

EFFECT OF COMMITTEE AMENDMENT: Replaces the original measure.

BACKGROUND: ORS chapter 90 contains the Oregon Landlord Tenant Act. The Landlord Tenant Act provides rules and responsibilities for both landlords and tenants. SB 561A include a new process for a tenants to repair minor habitability defects of up to \$300 and seek reimbursement from the landlord. In addition, SB 561A adds protections for victims of domestic violence, sexual assault or stalking. This bill is the product of the General Landlord/Tenant Coalition, a group that has negotiated and drafted omnibus bills amending Oregon residential landlord-tenant law regarding apartment tenancies since the early 1980s.