

**REVENUE: No revenue impact**

**FISCAL: No fiscal impact**

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<b>Action:</b>	Do Pass as Amended and Be Printed Engrossed
<b>Vote:</b>	5 - 0 - 0
<b>Yeas:</b>	Avakian, Ferrioli, Kruse, Monnes Anderson, Brown
<b>Nays:</b>	0
<b>Exc.:</b>	0
<b>Prepared By:</b>	Marjorie Taylor, Administrator
<b>Meeting Dates:</b>	6/7, 6/11

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**WHAT THE MEASURE DOES:** Prohibits a facility tenant of manufactured dwelling or floating home from renting to another person for more than three days unless the landlord, tenant and third party enter into a subleasing agreement including certain provisions. Clarifies that occupancy by a third party renter does not constitute abandonment of the dwelling by the tenant. Clarifies rights and obligations of the renter. Allows facility landlord to terminate a subleasing agreement with at least 30 days notice. Specifies who is to receive certain notices under certain circumstances. Provisions of the Act apply to rentals beginning on or after the effective date of the Act. Specifies how facility landlord may dispose of property under certain circumstances.

**ISSUES DISCUSSED:**

- Sub-rental of manufactured dwellings
- Parks that allow or do not allow sub-rental of dwellings
- Protection for renter and property owner
- Evictions from property

**EFFECT OF COMMITTEE AMENDMENT:** Replaces the measure.

**BACKGROUND:** ORS Chapter 90 is considered Oregon's Residential Landlord and Tenant Law. Within the chapter, ORS 90.505-90.875 addresses Manufactured Dwelling and Floating Home Spaces. Provisions of SB 1056A clarify landlord/tenant responsibilities when a third party in a sublease is involved.