

**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>	7 - 0 - 0
<b>Yeas:</b>	Berger, Buckley, Esquivel, Hunt, Roblan, Thatcher, Rosenbaum
<b>Nays:</b>	-
<b>Exc.:</b>	-
<b>Prepared By:</b>	Jim Stembridge, Administrator
<b>Meeting Dates:</b>	6/22

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**WHAT THE MEASURE DOES:** Prohibits tenant of a manufactured dwelling or floating home from renting to another person for more than three days unless the landlord, tenant, and third-party renter enter into a subleasing agreement. Clarifies that occupancy by a third-party renter does not constitute abandonment of the dwelling by the tenant. Clarifies rights and obligations of the third-party renter. Allows facility landlord to terminate a subleasing agreement with at least 30 days' notice. Specifies notice requirements. Specifies procedure for facility landlord to dispose of personal property.

**ISSUES DISCUSSED:**

- Situation where a tenant collected rent from a third-party renter but failed to pay landlord
- Process for disposition of personal property
- Protection of rights of third-party renters
- Other provisions of the measure

**EFFECT OF COMMITTEE AMENDMENT:** Clarifies rights and duties of third-party renters.

**BACKGROUND:** ORS chapter 90 is Oregon's Residential Landlord and Tenant Law. Within the chapter, ORS 90.505 to 90.875 address manufactured dwelling and floating home spaces. SB 1056-B clarifies landlord/tenant responsibilities involving third-party subleases.