

# Senate Bill 1056

Sponsored by Senator VERGER (at the request of Anne Johnson)

## SUMMARY

The following summary is not prepared by the sponsors of the measure and is not a part of the body thereof subject to consideration by the Legislative Assembly. It is an editor's brief statement of the essential features of the measure **as introduced**.

Prohibits tenant of manufactured dwelling park or floating home moorage from renting or leasing dwelling or home to third party for more than three days unless tenant, third party and park or moorage landlord enter into written agreement. Requires that agreement contain provision for third party to pay space rent, fees and certain utility or service charges directly to park or moorage landlord.

## A BILL FOR AN ACT

1  
2 Relating to landlord-tenant law.

3 **Be It Enacted by the People of the State of Oregon:**

4 **SECTION 1. Section 2 of this 2007 Act is added to and made a part of ORS 90.505 to 90.840.**

5 **SECTION 2. (1) A tenant may not rent or lease a manufactured dwelling or floating home**  
6 **located in a facility to a third party for a period exceeding three days unless the facility**  
7 **landlord, tenant and third party enter into a written subleasing agreement specifying the**  
8 **rights and obligations of the landlord, tenant and third party during the third party's occu-**  
9 **pancy of the dwelling or home. The subleasing agreement may assign to the third party one**  
10 **or more rights and obligations of the tenant under the rental agreement for the facility**  
11 **space, including, but not limited to, the service and delivery of notices, the correction of vi-**  
12 **olations and rights upon abandonment. Any rights of a tenant under this chapter that are**  
13 **not assigned to a third party under the written subleasing agreement are retained by the**  
14 **tenant. The written subleasing agreement shall include, but need not be limited to, a re-**  
15 **quirement that the third party shall timely pay directly to the facility landlord the space**  
16 **rent, any separately assessed fees payable under the rental agreement and any separately**  
17 **billed utility or service charge described in ORS 90.532 (1)(b) or (c).**

18 **(2) Subsection (1) of this section does not authorize a tenant to rent or lease a manu-**  
19 **factured dwelling or floating home to a third party in violation of the rental agreement be-**  
20 **tween a tenant and a facility.**

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**NOTE:** Matter in **boldfaced** type in an amended section is new; matter [*italic and bracketed*] is existing law to be omitted. New sections are in **boldfaced** type.