

REVENUE: No revenue impact

FISCAL: No fiscal impact

Action: Do Pass as Amended and Be Printed Engrossed

Vote: 5 - 0 - 0

Yeas: Burdick, George, Girod, Rosenbaum, Bonamici

Nays: 0

Exc.: 0

Prepared By: Lori Brocker, Administrator

Meeting Dates: 3/19, 4/9

WHAT THE MEASURE DOES: Revises certain provisions for termination of tenancy. Allows for 30-day no cause notice of termination by tenant in month-to-month tenancy. Allows for 30-day no cause notice of termination by landlord within first year of month-to-month tenancy. Allows for 60-day no cause notice of termination by landlord after first year of month-to-month tenancy. Allows, but does not require, statement of reason for termination in notice. Allows temporary occupancy agreement and specifies parties who may be subject to agreement. Delineates procedures and parameters for temporary occupancy agreement. Delineates procedures for disposition of personal property of deceased tenant. Limits types of fees landlord may charge and requires that landlord provide tenant with written list of fees. Prohibits landlord from charging fee or deposit for assistance animal. Specifies allowable fees related to tenant damage or abandonment of rental housing.

ISSUES DISCUSSED:

- Coalition of landlords and tenants
- Proposed amendments
- Assistance animal provision

EFFECT OF COMMITTEE AMENDMENT: Makes temporary occupancy provisions consistent with other law. Prioritizes rights of heirs, devisees, and Department of State Lands with regard to personal property of deceased tenant. Clarifies provision relating to no-cause termination of tenancy. Revises provisions relating to fees and charges occurring on or after the effective date of the measure. Makes technical revisions to statutory language.

BACKGROUND: Senate Bill 771A is the product of a coalition of landlord and tenant advocates. The coalition worked during the 2008 Legislative Interim on legislative concepts and language revisions pertaining to tenancy occupancy and termination, disposition of property of deceased tenants, and procedures related to fees, payments and deposits.