

## HOUSE AMENDMENTS TO A-ENGROSSED SENATE BILL 952

By COMMITTEE ON CONSUMER PROTECTION

May 26

1 On page 3 of the printed A-engrossed bill, after line 9, insert:

2 “(e) For the purposes of this subsection:

3 “(A) A month-to-month tenancy or a week-to-week tenancy that a grantor or a successor of the  
4 grantor first created after a notice of sale was served under ORS 86.750 is presumed not to be a  
5 tenancy created in good faith.

6 “(B) A fixed term tenancy that a grantor or a successor of the grantor created after a notice  
7 of sale was served under ORS 86.750 is not a tenancy created in good faith.”.

8 In line 13, before the comma insert “and except as provided in paragraph (b) of this  
9 subsection”.

10 Delete lines 21 through 25 and insert:

11 “(b) The purchaser may act as a landlord for purposes of terminating a tenancy in accordance  
12 with the provisions of ORS 90.396.

13 “(8)(a) Except as provided in paragraph (b) of this subsection, the purchaser is not liable to the  
14 person who possesses the property under a tenancy described in subsection (5)(c) of this section for:

15 “(A) Damage to the property or diminution in rental value; or

16 “(B) Returning a security deposit.

17 “(b) A purchaser that is a landlord under the provisions of subsection (7)(a) of this section is  
18 liable to the person who possesses the property under a tenancy described in subsection (5)(c) of this  
19 section for:

20 “(A) Damage to the property or diminution in rental value that occurs after the date of the  
21 trustee’s sale; or

22 “(B) Returning a security deposit the person pays after the date of the trustee’s sale.”.

23 In line 26, delete “(8)” and insert “(9)”.

24 In line 40, delete “(9)” and insert “(10)”.

25 In line 43, delete “(8)” and insert “(9)”.

26 On page 4, after line 25, insert:

27 “(b) Include information concerning the right the person has to notice under ORS 86.755 (5) and  
28 state that the person may have additional rights under federal law;”.

29 In line 26, delete “(b)” and insert “(c)”.

30 In line 27, delete “(c)” and insert “(d)”.

31 After line 44, insert:

32 “Federal law may grant you additional rights, including a right to a longer notice period. Con-  
33 sult a lawyer for more information about your rights under federal law.”.

34 On page 5, line 37, delete “on” and insert “60 days after”.

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