

House Bill 3073

Sponsored by Representative NATHANSON

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**.

Modifies length of time within which tenants' association, facility purchase association or tenants' association supported nonprofit organization has right of first refusal for offer or agreement by owner to sell manufactured dwelling park or marina.

A BILL FOR AN ACT

1
2 Relating to facility sales; amending ORS 90.820.

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

4 **SECTION 1.** ORS 90.820, as amended by section 1, chapter 295, Oregon Laws 2009, is amended
5 to read:

6 90.820. (1) Within [*14*] **90** days of delivery by or on behalf of the facility owner of the notice
7 required by ORS 90.760 (2) or 90.810, a tenants' association or facility purchase association may
8 notify the owner of the facility in which the tenants reside by certified mail or personal service at
9 the address disclosed to the tenants under ORS 90.305 (1)(a) that the association, or a tenants' as-
10 sociation supported nonprofit organization, is interested in purchasing the facility.

11 (2) Upon delivery of the notice required by subsection (1) of this section, the facility owner shall
12 negotiate in good faith with the association or organization and provide the association or organ-
13 ization an opportunity to purchase the facility as the owner would any bona fide third party poten-
14 tial purchaser. During the [*14-day*] **90-day** period following the delivery of a notice to the facility
15 owner under subsection (1) of this section, the tenants' association, facility purchase association or
16 tenants' association supported nonprofit organization has a right of first refusal for any offer or
17 agreement by the facility owner to sell the facility.

18 (3) A facility purchase association or tenants' association actively involved in negotiations with
19 a facility owner may waive or reduce the time periods for notice described in this section. A facility
20 purchase association or tenants' association may authorize a tenants' association supported
21 nonprofit organization to waive notice on behalf of the association.

22 (4) This section, ORS 90.760 (2) and 90.810 do not apply to:

23 (a) Any sale or transfer to a person who would be included within the table of descent and
24 distribution if the facility owner were to die intestate.

25 (b) Any transfer by gift, devise or operation of law.

26 (c) Any transfer by a corporation to an affiliate. As used in this paragraph, "affiliate" means
27 any shareholder of the transferring corporation, any corporation or entity owned or controlled, di-
28 rectly or indirectly, by the transferring corporation or any other corporation or entity owned or
29 controlled, directly or indirectly, by any shareholder of the transferring corporation.

30 (d) Any transfer by a partnership to any of its partners.

31 (e) Any conveyance of an interest in a facility incidental to the financing of the facility.

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.

1 (f) Any conveyance resulting from the foreclosure of a mortgage, deed of trust or other instru-
2 ment encumbering a facility or any deed given in lieu of a foreclosure.

3 (g) Any sale or transfer between or among joint tenants or tenants in common owning a facility.

4 (h) Any exchange of a facility for other real property, whether or not the exchange also involves
5 the payment of cash or other boot.

6 (i) The purchase of a facility by a governmental entity under that entity's powers of eminent
7 domain.

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