

House Bill 3183

Sponsored by Representative KOTEK; Representative BUCKLEY (at the request of Hayden Island Livability Project)

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**.

Creates exception to statewide policy prohibiting local rent control. Allows cities or counties to establish limits on rental rates or increases in rental rates for spaces in manufactured dwelling parks, mobile home parks and marinas.

A BILL FOR AN ACT

1
2 Relating to local rent control of spaces in facilities; amending ORS 91.225.

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

4 **SECTION 1.** ORS 91.225 is amended to read:

5 91.225. (1) The Legislative Assembly finds that there is a social and economic need to [*insure*]
6 **ensure** an adequate supply of affordable housing for Oregonians. The Legislative Assembly also
7 finds that the imposition of general restrictions on housing rents [*will disrupt*] **disrupts** an orderly
8 housing market, [*increase*] **increases** deferred maintenance of existing housing stock, [*lead*] **leads** to
9 abandonment of existing rental units and [*create*] **creates** a property tax shift from rental-owned to
10 owner-occupied housing. Therefore, the Legislative Assembly declares that the imposition of rent
11 control on housing in the State of Oregon is a matter of statewide concern.

12 (2) Except as provided in subsections (3) to [(5)] **(6)** of this section, a city or county [*shall*] **may**
13 not enact any ordinance or resolution [*which*] **that** controls the rent that may be charged for the
14 rental of any dwelling unit.

15 (3) [*This section does not impair the right of any*] **A** state agency, **a** city, **a** county or **an** urban
16 renewal agency, as defined by ORS 457.035 [*to*], **may** reserve to itself the right to approve rent in-
17 creases, establish base rents or establish limitations on rents on any residential property for which
18 it has entered into a contract under which certain benefits are applied to the property for the ex-
19 pressed purpose of providing reduced rents for low income tenants. [*Such*] **The** benefits include, but
20 are not limited to, property tax exemptions, long-term financing, rent subsidies, code enforcement
21 procedures and zoning density bonuses.

22 (4) [*Cities and counties are not prohibited from including*] **A city or a county may include** in
23 condominium conversion ordinances a requirement that, during the notification period specified in
24 ORS 100.305, the owner or developer may not raise the rents of any affected tenant except by an
25 amount established by ordinance that does not exceed the limit imposed by ORS 90.493.

26 (5) [*Cities, counties and state agencies*] **A city, a county or a state agency** may impose tempo-
27 rary rent controls when a natural or man-made disaster that materially eliminates a significant
28 portion of the rental housing supply occurs, but must remove the controls when the rental housing
29 supply is restored to substantially normal levels.

30 **(6) A city or a county may impose controls on rental rates and rental rate increases ap-**

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 **plicable to spaces in a facility for manufactured dwellings or floating homes.**

2 [(6) *As used in this section, “dwelling unit” and “rent” have the meaning given those terms in ORS*
3 *90.100.*]

4 (7) This section [*is applicable*] **applies** throughout this state and in all cities and counties
5 therein. The electors or the governing body of a city or county [*shall*] **may** not enact, and the gov-
6 erning body [*shall*] **may** not enforce, any ordinance, resolution or other regulation that is incon-
7 sistent with this section.

8 **(8) As used in this section:**

9 **(a) “Dwelling unit” has the meaning given that term in ORS 90.100.**

10 **(b) “Facility” has the meaning given that term in ORS 90.100.**

11 **(c) “Floating home” has the meaning given that term in ORS 90.100.**

12 **(d) “Manufactured dwelling” has the meaning given that term in ORS 90.100.**

13 **(e) “Rent” has the meaning given that term in ORS 90.100.**

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