

From: sally nottage [REDACTED]
Sent: Monday, March 25, 2013 2:25 PM
To: Sen George L
Cc: Sen Baertschiger; Sen MonnesAnderson
Subject: I am AGAINST revisions [Fwd: ACT NOW! Proposed Changes to the Oregon Landlord Tenant Act]

----- Original Message -----

Subject: ACT NOW! Proposed Changes to the Oregon Landlord Tenant Act From:

"elena" <[REDACTED]>

Date: Mon, March 25, 2013 1:44 pm

To: "[REDACTED]" <[REDACTED]>

Dear Clients: This year the landlord tenant act has two major revisions regarding tenant selection/screening which you should be aware of. If you feel strongly on either of these issues, we encourage you to email the legislators listed below to let them know. The first change relates to Section 8. Currently a landlord may choose whether or not they want to rent to a Section 8 tenant. If the new law passes, landlords will be mandated to rent to qualifying Section 8 tenants. You may still screen Section 8 recipients for landlord reference, credit and criminal (see below) however you will no longer be able to refuse their tenancy simply because they receive Section 8 benefits. If you own property built before 1978, this may be costly because there are additional tests and notices required for lead based paint if a Section 8 tenant resides on the property. The second change involves criminal record. Currently, a landlord may set their own screening policy regarding criminal history. We have a "zero tolerance policy" regarding felonies; in other words, if someone has a felony conviction, regardless of the type of felony or period of time since the felony, they will be denied. If the new law passes, we will not be able to do this any longer. The new law will state convictions that are more than 5 years old cannot be used as grounds for denial. The new law will also say: (3) A landlord may only consider criminal conviction and charging history in evaluating an applicant if the conviction or pending charge is for criminal behavior that is: (a) A drug related crime; (b) A person crime; (c) A sex offense; or (d) Any other crime, if the nature of the criminal conduct for which the applicant was convicted would adversely affect the landlord or other tenants' property, or the health, safety, or right to peaceful enjoyment of the premises by other residents, the landlord or the landlord's agent. We believe this new language is vague and will result in a series of lawsuits to establish legal precedent. In the meantime there is risk. Will we be able to deny people with forgery charges? Robbery? Do these types of felonies adversely affect the landlord or other tenant's property, health or safety? Both of the proposed changes will affect the quality of your tenants and possibly increase your costs. We urge you to act now.

Legislators will be meeting this Wednesday to review this bill.

Please email the following legislators and ask them to oppose SB 91 Chip Shields, District 22- North & Northeast Portland sen.chipshields@state.or.us

Floyd Prozanski, District 4- South Lane & North Douglas Counties sen.floydprozanski@state.or.us

Larry George, District 13- Sherwood sen.larrygeorge@state.or.us

Herman Baertschiger, District 2-
Roseburg Sen.HermanBaertschiger@state.or.us

Laurie Monnes Anderson, District 25-
Gresham sen.lauriemonnesanderson@state.or.us

Channa Newell, channa.newell@state.or.us