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2013 General Residential Landlord-Tenant Coalition Bill

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Vote Yes on Senate Bill 91A

Passed 27-1 out of Senate, and 7-0-2 from House Human Services and Housing Committee

The organizations listed above respectfully urge your support of SB 91A, the 2013 General Residential Landlord-Tenant Coalition bill.

The General Residential Landlord Tenant Coalition is a state-wide coalition of tenant and landlord advocates that has existed for about thirty years for the purpose of coming to consensus in revising and updating Oregon's Residential Landlord and Tenant Act (ORLTA) in ways that work well for both sides. The Coalition consists of 10-15 active members, which includes landlord representatives, tenant representatives, and representatives who have both perspectives (a housing authority, a local government housing specialist, and an attorney who represents landlords as well as tenants.) The email list consists of more than 52 members, and meeting notices, summaries, and drafts of proposals are shared with all. Participation is open to anyone. SB 91A is the product of months of negotiation (regular monthly meetings typically of 3 hours each since May of 2012) by the Coalition. All participants but one support all aspects of the bill.

The bill will help landlords as well as tenants, and addresses five issues:

1) **Renters insurance:**

- a. Allows landlords to require tenants to have renters' liability insurance;
- b. Allows landlords to demand proof of liability insurance;
- c. Renters' insurance provisions are subject to certain notice and parameter requirements.

2) **Fees:**

- a. Allows landlords to charge 2 new types of fees for non-compliance;
- b. Allows landlords to escalate fees for repeat non-compliance;
- c. Provides protections about how fees are assessed.

3) **Prior History:** Clarity and protections around how applicants are screened:

- a. Prior evictions that are older than 5 years may not be considered;
- b. Arrest history may be considered only if associated with pending charges or convictions;
- c. Landlords may consider convictions (whether by guilty plea or non-contest) for person crimes, sex crimes, drug crimes, financial crimes, or *any other* crime that would adversely impact the tenants' or landlord's health, safety, or right to quiet enjoyment of the premises.

4) **Tenant Foreclosure:** Allows tenant, upon notice of foreclosure of rental property, to end tenancy with 60 days' notice, unless landlord provides notice that foreclosure is cured.

5) **Housekeeping:** Minor consensus changes to technical aspects of the law.

**SB 91A will be good for tenants and for landlords.
Landlord and Tenant advocates urge an Aye vote in support of the Coalition bill.**