

REVENUE: No revenue impact

FISCAL: Minimal fiscal impact, no statement issued

Action:	Do Pass as Amended and Be Printed Engrossed
Vote:	9 - 0 - 0
Yeas:	Gallegos, Gelser, Gilliam, Gomberg, Keny-Guyer, Olson, Whisnant, Whitsett, Tomei
Nays:	0
Exc.:	0
Prepared By:	Regina Wilson, Administrator
Meeting Dates:	4/15, 4/17

WHAT THE MEASURE DOES: Establishes and clarifies landlord and tenant provisions for maintenance of trees and hazard trees on rental space for manufactured dwelling. Modifies utility charges owed by tenant to landlord due upon delivery of written bill. Exempts manufactured housing dealers or landlords from mortgage loan originator licensing. Modifies “certified arborist” to “arborist licensed as landscape construction professional and certified by International Society of Arboriculture.” Substitutes “removing and trimming” for some “maintenance” references.

ISSUES DISCUSSED:

- Maintenance of hazard trees
- Utility payments
- Mortgage loan licensing exemption
- Mortgage fraud crisis (during late 2000)

EFFECT OF COMMITTEE AMENDMENT: Modifies “certified arborist” to “arborist licensed as landscape construction professional and certified by International Society of Arboriculture.” Substitutes “removing and trimming” for some “maintenance” references. Provides additional clarification regarding manufactured dwelling dealers or landlords from licensing as mortgage loan originators.

BACKGROUND: Manufactured housing communities are an important source of affordable housing for Oregonians. Oregon’s Residential Landlord and Tenant Act governs tenant and landlord relationships. House Bill 3482A, derived from work of the Manufactured Housing Landlord/Tenant Coalition, clarifies manufactured dwelling provisions for landlords and tenants for maintenance of trees and hazard trees, mortgage loan originator licensing, and utility charge billing.