

REVENUE: No revenue impact

FISCAL: Minimal fiscal impact, no statement issued

Action: Do Pass

Vote: 7 - 0 - 2

Yeas: Gallegos, Gomberg, Keny-Guyer, Olson, Whisnant, Whitsett, Tomei

Nays: 0

Exc.: Gelser, Gilliam

Prepared By: Regina Wilson, Administrator

Meeting Dates: 5/6, 5/13

WHAT THE MEASURE DOES: Permits landlord to require tenant obtain and maintain renter's liability insurance. Clarifies considerations and protections when evaluating applicants for tenancy. Allows tenant to terminate tenancy, with 60 day notice, if tenant receives notice of foreclosure on rental property. Establishes other technical revisions, including smoke alarms and carbon monoxide detectors. Permits landlord to charge fees for noncompliance.

ISSUES DISCUSSED:

- Renters liability insurance
- Screening applicants for tenancy
- Safe, affordable housing

EFFECT OF COMMITTEE AMENDMENT: No amendment.

BACKGROUND: The provisions of Senate Bill 91A are based on the work of the General Residential Landlord and Tenant Coalition, comprised of landlord and tenant advocates. The Coalition has existed for approximately thirty years and has a roster including more than fifty-two members. Senate Bill 91A revises and updates Oregon's Residential Landlord and Tenant Act to clarify provisions that include screening of applicants for tenancy; requirements of tenant and renter liability insurance; fees for noncompliance; and tenant termination of tenancy upon receipt of landlord notice of foreclosure.