

PRELIMINARY STAFF MEASURE SUMMARY

CARRIER:

House Committee on Consumer Protection and Government Effectiveness

REVENUE: No revenue impact

FISCAL: May have fiscal impact, statement not yet issued

SUBSEQUENT REFERRAL TO: None

Action:

Vote:

Yeas:

Nays:

Exc.:

Prepared By: Wendy Simons, Administrator

Meeting Dates:

WHAT THE MEASURE DOES: Prohibits utility that bills residential tenants directly for service to dwelling unit from billing landlord for amounts not paid by former tenant. Requires utility to restore service to dwelling unit at request of landlord or new tenant if landlord notifies utility that former tenant responsible for paying bill has moved. Applies to amounts billed after effective date.

ISSUES DISCUSSED:

EFFECT OF COMMITTEE AMENDMENT: No amendments.

BACKGROUND: Oregon law grants various remedies to a new tenant who is responsible for paying for utility service but unable to obtain service due to nonpayment of an outstanding amount due by a former tenant or the owner, including paying the outstanding amount and deducting the amount from the rent or terminating the rental agreement.

House Bill 3305 clarifies that, in situations where the utility directly bills a residential tenant for service, the landlord is not responsible for paying for utility services and the public utility must restore service for a new tenant in a residential dwelling unit if nonpayment by a previous tenant led to disconnection of service.