

Lane County Legal Aid & Advocacy Center
Oregon Law Center
Community Alliance of Tenants
Rental Housing Alliance Oregon
Oregon Rental Housing Association
Multifamily NW

From the Office of Sen. Floyd Prozanski

From the Office of Sen. Jeff Kruse

2015 General Residential Landlord-Tenant Coalition Bill
Vote Yes on Senate Bill 390A

The General Landlord/Tenant Coalition has had a negotiated compromise bill covering changes in residential landlord/tenant law in every regular legislative session but one (1991) since the early 1980s. The coalition consists of representatives of landlords, tenants, and other interested parties, including the following: Multifamily NW, Oregon Rental Housing Association, Rental Housing Alliance Oregon, Community Alliance of Tenants, Oregon Law Center, Legal Aid Services of Oregon, Lane County Legal Aid & Advocacy Center, Oregon Housing Authorities, and a code expert for the City of Corvallis. The coalition met 11 times between September 2014 and February 2015, for three hours each, to negotiate this bill. There are no known opponents of the bill. This session's bill addresses 6 issues:

- 1) Fees:** Adds landlord authority to charge an increased fee for violation of unauthorized pet rules or to cover condominium/HOA move-in/out fees. Adds penalty for landlords who violate tenant fee protections.
- 2) Renter's insurance:** Provides information to tenants about exceptions to renter's insurance requirements and provides penalty for landlord who violates tenant protections. Allows landlord to be named an interested party on renter's insurance policy.
- 3) Damages not caused by tenant:** Prohibits landlord from charging tenant for property damage caused by Acts of God or by a perpetrator of domestic violence, sexual assault, or stalking. A landlord may require verification of the violence as provided by ORS 90.453.
- 4) Utility and public service charges:** Allows landlord to pass through to a tenant a public service charge imposed by a utility provider/local government for use of a public resource (such as street maintenance or public safety fee). Allows tenant to review utility or service charge bills.
- 5) Application of payments:** Specifies the order in which a landlord may apply payments received from a tenant, starting with back rent, current rent, utility or service charges, late rent charges, and finally damage claims, fees, and other claims. This is important in that the order of application can determine if payment applies to rent. Ensures landlord retains right to collect for past-due amounts.
- 6) Emergency exits:** Requires a landlord to provide a secondary means of exiting any bedroom, and provides tenant a remedy for landlord violation or failure to cure. This change is aimed at landlords who rent out illegal units containing bedrooms without legal exits, which can be catastrophic in the case of a fire or other emergency.

SB 390A is good housing policy and will be good for tenants and for rental property owners and managers. Landlord and Tenant advocates urge an Aye vote in support of the Coalition bill.