

**PROPOSED AMENDMENTS TO
HOUSE BILL 2629**

1 On page 1 of the printed bill, line 2, delete “; and declaring an
2 emergency”.

3 In line 11, after “on” insert “the premises of”.

4 In line 16, after “notice” insert “at least”.

5 Delete lines 23 through 28.

6 On page 2, delete lines 1 through 12 and insert:

7 “(2) The owner of any rental property that has received a rural rental
8 housing loan from Rural Development or the Farm Service Agency of the
9 United States Department of Agriculture under 7 C.F.R. 3560 shall provide
10 written notice by first class mail with postage prepaid and by posting in a
11 common area on the rental property notice of all of the following:

12 “(a) The date upon which the loan matures;

13 “(b) That federal rental assistance will no longer be available after the
14 date of loan maturity with respect to the rental property that includes the
15 premises on which the tenants reside; and

16 “(c) That there may be other program use restrictions and rent controls
17 that expire after the date of loan maturity.

18 “(3) The notice required by subsection (2) of this section must be mailed
19 to:

20 “(a) Any tenant residing on the premises of the rental property that is the
21 subject of the loan, mailed to the street address of the premises on which the
22 tenant resides, on or after the date that is one year before the date of loan

1 maturity;

2 “(b) The Director of the Housing and Community Services Department;

3 “(c) The local housing authority as defined in ORS 456.375 that is located
4 in the county or area of operation in which the rental property is located;
5 and

6 “(d) The mayor, planning department or person or entity with a similar
7 function in the local government in the area in which the rental property is
8 located.

9 “(4)(a) Failure to provide the notice required by this section entitles a
10 tenant residing on the premises of the rental property on the date that is at
11 least one year in advance of the date of loan maturity to continue residing
12 on the premises of the rental property without any increase in the tenant’s
13 portion of the rent charged for up to one year after the date of loan maturity,
14 or one year after termination of the tenant’s federal rental assistance, pro-
15 gram use restrictions or rent controls, whichever date is later.

16 “(b) Providing notice less than one year before the date of loan maturity
17 entitles a tenant residing on the premises of the rental property on the date
18 that is at least one year before the date of loan maturity to continue residing
19 on the premises of the rental property without any increase in the tenant’s
20 portion of the rent charged for a period of time that equals the number of
21 days that the notice was late.

22 “(c) If the tenant begins residency at a time that is less than one year
23 before the date of loan maturity, the tenant must receive the notice required
24 by this section prior to entering into a rental agreement. Failure to provide
25 the notice required by this paragraph entitles the tenant to continue residing
26 on the premises of the rental property without any increase in the tenant’s
27 portion of the rent charged for up to one year after the date of loan maturity,
28 or one year after termination of the tenant’s federal rental assistance, pro-
29 gram use restrictions or rent controls, whichever date is later.

30 “(5) The provisions of subsection (4) of this section are not intended to

1 contravene the owner's right to terminate a tenant's residency or evict a
2 tenant for good cause.

3 "(6) As used in this section, 'local government' means cities and
4 counties."

5 Delete lines 19 through 21.

6 _____