

STAFF MEASURE SUMMARY**House Committee On Human Services and Housing****Fiscal:** No fiscal impact**Revenue:** No Revenue Impact**Action Date:** 02/10/16**Action:** Without Recommendation As To Passage And Be Referred To Rules.**Meeting Dates:** 02/01, 02/05, 02/08, 02/10**Vote:**

Yeas: 7 - Evans, Gallegos, Keny-Guyer, Parrish, Piluso, Stark, Taylor

Nays: 2 - Buehler, Hayden

Prepared By: Adam Crawford, Committee Administrator

WHAT THE MEASURE DOES:

Allows local governments to adopt land use regulations that affect price of new residential housing development for sale or rent, or to designate sale or rent to particular class or group, so long as no more than 30 percent of units are available at or below market rates and one or more specified development incentives are provided. Requires landlord to give at least 90 days notice prior to terminating tenancy of residents in occupancy more than a year. Requires landlord to pay relocation assistance equal to one month's rent to those in occupancy more than a year whose tenancy was terminated without cause. Prohibits landlord from increasing rent during first year of occupancy. Requires at least 90 days notice prior to increase in rent after first year of occupancy. Specifies content of notice of rent increase. Creates rebuttable presumption of retaliation by landlord in actions for possession commenced within six months of certain conduct by tenant, with an exception. Allows local government to waive state or local building or zoning code if local government declares state of emergency or housing vacancy rates are less than 4 percent within the jurisdiction. Declares emergency, effective on passage.

ISSUES DISCUSSED:

- Existing land use regulation
- Notice requirements under landlord-tenant law
- Housing prices over time
- Business operations of landlords and property management companies

EFFECT OF COMMITTEE AMENDMENT:

No amendment.

BACKGROUND:

Many households in Oregon, especially those households that rent, have experienced an increase in the cost of housing without a corresponding increase in household income.

House Bill 4001 modifies several areas of landlord-tenant law. These changes include increasing notice times for no-cause evictions and rent increases, as well as requiring landlords to pay relocation assistance when terminating tenants with more than one year of occupancy. House Bill 4001 also lifts the state prohibition against inclusionary zoning. Inclusionary zoning, also called inclusionary housing, is a land-use practice that directs a certain amount of housing development be made available to people of low and moderate incomes.