

STAFF MEASURE SUMMARY**House Committee On Human Services and Housing****Fiscal:** No fiscal impact**Revenue:** No Revenue Impact**Action Date:** 02/10/16**Action:** Do Pass With Amendments And Bill Be Referred To Rules. (Printed A-Eng.)**Meeting Dates:** 02/01, 02/05, 02/08, 02/10**Vote:**

Yeas: 6 - Buehler, Evans, Gallegos, Keny-Guyer, Piluso, Taylor

Nays: 3 - Hayden, Parrish, Stark

Prepared By: Adam Crawford, Committee Administrator**WHAT THE MEASURE DOES:**

Requires landlord to give at least 90 days notice prior to terminating tenancy of residents in occupancy more than a year. 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 for month-to-month tenants. Provides exceptions. Requires at least 7 days notice prior to rent increases in the case of week-to-week tenants. Specifies content of notice of rent increase. Specifies certain tenancies for which tenancy can be terminated without cause within 30 days during the first year of occupancy, or with 60 days notice after the first year of occupancy. Modifies state law regarding alternative exits from bedrooms. Declares emergency, effective on passage.

ISSUES DISCUSSED:

- Notification requirements under landlords-tenant law
- Housing costs over time
- Business operations of landlords and property management companies

EFFECT OF COMMITTEE AMENDMENT:

Replaces measure.

BACKGROUND:

Under current Oregon law, rent may not be increased without a 30-day written notice in the case of a month-to-month tenancy or a seven-day written notice in the case of a week-to-week tenancy. Also, landlords must provide written notice 30 days prior to termination of tenancy for renters in their first year of occupancy, or written notification 60 days prior, after the first year of occupancy.

House Bill 4143 A lengthens required notice periods for specified rent increases and termination of tenancies. It also allows tenants to recover three months' rent if notification requirements are not met.