

House Committee On Rules

Fiscal: Fiscal impact issued
Revenue: Revenue impact issued

Action Date: 02/16/16

Action: Do Pass With Amendments. (Printed B-Eng.)

Meeting Dates: 02/16

Vote:

Yeas: 6 - Barnhart, Hoyle, Huffman, Rayfield, Smith Warner, Williamson

Nays: 2 - Kennemer, Wilson

Exc: 1 - Gilliam

Prepared By: Erin Seiler, Committee Administrator

WHAT THE MEASURE DOES:

Prohibits landlord from increasing rent during first year of occupancy. Requires notice at least 90 days prior to increase in rent after first year of occupancy for month-to-month tenants. Increases fee charged to tenant for second or subsequent noncompliance violation of smoking prohibition in lease. Requires landlord have secondary egress if required at time of building or renovation. Declares emergency, effective on passage.

ISSUES DISCUSSED:

- Provisions of measure
- Amendments
- Tools to provide affordable housing

EFFECT OF COMMITTEE AMENDMENT:

Removes extension of no-cause termination notices for tenants of more than one year. Increases fee charged to tenant for second or subsequent noncompliance violation of smoking prohibition in lease.

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-B lengthens required notice periods for specified rent increases, increases fee charged to tenant for second or subsequent noncompliance violation of smoking prohibition in lease and requires landlord have secondary egress if it is required at time of building or renovation.