

**SB 880 STAFF MEASURE SUMMARY**

**Senate Committee On Human Services**

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**Prepared By:** Matt Doumit, LPRO Analyst

**Meeting Dates:** 3/20

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**WHAT THE MEASURE DOES:**

Permits landlord with cause to terminate tenancy for manufactured dwelling to give tenant a “courtesy notice of violation” and an opportunity to correct violation prior to giving notice to terminate tenancy. Clarifies that landlord may terminate tenancy for manufactured dwelling or floating home if tenant violates law, ordinance, rule, or rental agreement provision related to maintenance of space for manufactured dwelling.

*FISCAL: May Have Fiscal Impact, But No Statement Yet Issued*

*REVENUE: May Have Revenue Impact, But No Statement Yet Issued*

**ISSUES DISCUSSED:**

**EFFECT OF AMENDMENT:**

No amendment.

**BACKGROUND:**

Oregon law provides mechanisms for landlords that own or manage space for manufactured dwellings to terminate a rental agreement for cause when the tenant violates a law, local ordinance, rule, or rental provision. It also permits landlords to terminate such leases for a tenant’s failure to appropriately maintain the physical premises. A landlord starts the termination process by issuing a written "notice of violation" to the tenant at least 30 days prior to termination that outlines the reasons for the termination and notifies the tenant that they can avoid termination by correcting the violation by the end of the notice period. For physical condition violations, a tenant must provide a written notice of correction when they have completed correcting the outlined violation. There is no mechanism for a landlord to formally “warn” a manufactured dwelling tenant of a potential violation without beginning the above process.

Senate Bill 880 permits a landlord with cause to terminate a tenancy for a manufactured dwelling to give a tenant a “courtesy notice of violation” and an opportunity to correct the violation rather than beginning the formal process to terminate the tenancy. A courtesy notice includes: a statement of facts supporting the claimed violation and actions necessary to correct it; a statement that the courtesy notice is an effort to avoid beginning termination procedures and sets a minimum 30 day correction deadline; and a statement informing tenant that they can negotiate for a deadline extension. If the tenant fails to correct the violation under the courtesy notice, Senate Bill 880 requires landlords to issue a written "notice of continued violation" which outlines that the tenant has 60 days to correct the violation or the landlord will begin the formal tenancy termination process. The measure also permits a landlord to accept rent payments from the tenant during the courtesy or continued violation notice periods without waiving their right to ultimately terminate the tenancy for an uncorrected violation.