

SB 277 -3 STAFF MEASURE SUMMARY

Senate Committee On Human Services

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Meeting Dates: 3/20, 4/12

WHAT THE MEASURE DOES:

Increases notice period for termination of rental agreement and removal of manufactured dwelling or floating home from 30 to 60 days. Requires landlord's notice termination to include specific disrepair or deterioration that is cause for termination and specific repairs required to correct. Defines terms. Declares emergency, effective on passage.

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

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

ISSUES DISCUSSED:

- Current practices for landlord violation notices and rental contracts, and potential for bad actors
- Necessity of defining terms and potential for litigation
- Responsibilities of landlords to tenants and vice versa, and potential for misuse of process by bad actors
- Communication issues between landlords and tenants
- Stakeholders working on multiple bills and possible amendments

EFFECT OF AMENDMENT:

-3 Clarifies definitions. Permits landlord to terminate rental agreement for deteriorated dwellings creating imminent risk of serious harm after 30 day notice. Requires landlord provide notice of maintenance issues to prospective purchaser of manufactured dwelling and notice that prospective purchaser may be liable for repairs. Permits landlord to require new tenant to make specified repairs and terminate new tenancy after six months if repairs not made.

FISCAL: Minimal Expenditure Impact

REVENUE: No Revenue Impact

BACKGROUND:

Oregon law permits landlords to terminate a rental agreement for tenants of manufactured dwellings or floating homes after providing written notice 30 days prior to termination. Written notices of termination must include: a description of the causes for termination; notice to the tenant about correcting the causes to avoid lease termination; describe the process for informing the landlord of a completed correction; and describe the tenant's right to request an extension to correct the causes. Excepting imminent risk of serious harm, landlords must grant a 60 day extension if weather prevented completion of necessary work, or if the work cannot reasonably be finished in 30 days. Landlords must also grant a six month extension if they knew about the issues leading to termination for more than the preceding 12 months.

Senate Bill 277 establishes a 60 day notice period that landlords must give to tenants prior to the termination of a rental agreement for manufactured dwellings or floating homes. The measure requires the landlord's written notice of termination to include a description of the specific disrepair or deterioration that is the cause of the termination and specifically what repairs are necessary to correct the underlying issues within the 60 day period.

This Summary has not been adopted or officially endorsed by action of the committee.