

**HB 2008 STAFF MEASURE SUMMARY**

**Senate Committee On Human Services**

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

**Meeting Dates:** 5/17

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**WHAT THE MEASURE DOES:**

Increases termination fees required for landlord of manufactured dwelling park to pay tenant when terminating rental agreements for single-wide, double-wide and triple-wide or larger manufactured dwelling. Requires the Office of Manufactured Dwelling Park Community Relations (MCRC) to recalculate the termination fee amounts annually.

Requires owner of manufactured dwelling park to notify MCRC upon conveyance of manufactured dwelling park and provide specified information. Specifies requirements for transferring title of manufactured dwelling from member of manufactured dwelling park cooperative. Declares emergency, effective upon passage.

*FISCAL: Minimal Expenditure Impact*

*REVENUE: Minimal Revenue Impact*

**ISSUES DISCUSSED:**

**EFFECT OF AMENDMENT:**

No amendment.

**BACKGROUND:**

The Office of Manufactured Dwelling Park Community Relations (aka Manufactured Communities Resource Center, or MCRC) was created in 1989 to support the improvement of manufactured dwelling park landlord and tenant relations. MCRC also monitors continuing education compliance for landlords and maintains park registration requirements. Oregon law requires landlords closing a manufactured dwelling park and terminating rental agreements to provide 1 year notice and pay the tenant a fixed termination fee depending on the size of dwelling in the rented space.

House Bill 2008-A increases the termination fees required for a landlord terminating manufactured home rental agreements to \$6000 for terminating a single-wide, \$8000 for a double-wide, and \$10,000 for a triple-wide or larger manufactured dwelling. It requires MCRC to recalculate termination fees annually to reflect inflation.

House Bill 2008-A also requires owners of a manufactured dwelling park to notify the MCRC on the number of vacant spaces and homes, any final sale price, and information about the new owner upon the conveyance of a manufactured dwelling park. The measure also sets forth requirements for transfers of title for manufactured dwellings from a member of a manufactured dwelling park nonprofit cooperative to a nonmember, including timelines for a new owner of a dwelling to join or make a storage agreement with the cooperative before removal of the manufactured dwelling occurs.