

HB 3331 STAFF MEASURE SUMMARY

House Committee On Human Services and Housing

Action Date: 04/18/17

Action: Do pass. Refer to Rules.

Vote: 5-4-0-0

Yeas: 5 - Gorsek, Keny-Guyer, Meek, Piluso, Sanchez

Nays: 4 - Nearman, Noble, Olson, Stark

Fiscal: Fiscal impact issued

Revenue: No revenue impact

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WHAT THE MEASURE DOES:

Requires the Office of Manufactured Dwelling Park Community Relations to establish and administer a landlord-tenant dispute resolution program. Makes dispute resolution program available to manufactured dwelling park tenants if the tenant receives a rent increase notice of more than 1 percent above the specified Consumer Price Index and a majority of tenants agree to dispute the increase. Specifies processes for initiation, mediation, and resolution of dispute resolution program.

ISSUES DISCUSSED:

- Overview of Manufactured Communities Resource Center
- Costs associated with manufactured housing
- Information on the Manufactured Housing Coalition
- Collaboration between manufactured park owners and tenants

EFFECT OF AMENDMENT:

No amendment.

BACKGROUND:

The Office of Manufactured Dwelling Park Community Relations (Office) was created in 1989 by the Legislature (ORS 446.543) with three main purposes: to provide services and activities to support the improvement of manufactured dwelling park landlord and tenant relationships; to develop and implement a centralized resource referral program for tenants and landlords to encourage voluntary dispute resolution; and to maintain a directory of manufactured dwelling parks. The Office is primarily funded through an annual assessment of \$10 for each manufactured home on rented or leased land, as well as an annual park registration fee paid by landlords which is \$25 for parks with 20 spaces or less, and \$50 for parks with more than 20 spaces.

House Bill 3331 requires the Office of Manufactured Dwelling Park Community Relations to establish and administer a landlord-tenant dispute resolution program. The dispute resolution program would be available to manufactured dwelling park tenants if the tenant receives a rent increase notice of more than 1 percent above the specified Consumer Price Index and a majority of tenants agree to dispute the increase.