

**HB 2008 A STAFF MEASURE SUMMARY**

**Carrier:** Sen. Knopp

**Senate Committee On Human Services**

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**Action Date:** 05/17/17

**Action:** Do pass the A-Eng bill.

**Vote:** 5-0-0-0

**Yeas:** 5 - Dembrow, Gelser, Knopp, Monnes Anderson, Olsen

**Fiscal:** Has minimal fiscal impact

**Revenue:** Has minimal revenue impact

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**WHAT THE MEASURE DOES:**

Increases termination fees landlord of manufactured dwelling park must pay tenant upon termination of rental agreement for single-wide or larger manufactured dwelling. Requires Office of Manufactured Dwelling Park Community Relations (MCRC) to recalculate termination fee amounts annually. Requires owner of manufactured dwelling park to notify MCRC of specified information upon conveyance of manufactured dwelling park. Specifies requirements for transferring title of manufactured dwelling from member of manufactured dwelling park cooperative to nonmember. Declares emergency, effective on passage.

**ISSUES DISCUSSED:**

- Unique circumstances of home ownership *and* tenancy in manufactured home parks
- Demographics of typical owners of manufactured homes
- Difficulty and expense of relocating manufactured homes
- Involvement and support of stakeholders

**EFFECT OF AMENDMENT:**

No amendment.

**BACKGROUND:**

The Office of Manufactured Dwelling Park Community Relations (Manufactured Communities Resource Center or MCRC) was created in 1989 to improve landlord/tenant relations in manufactured home parks. MCRC monitors continuing education compliance for landlords and maintains park registration requirements. Oregon law requires landlords closing a manufactured home park and terminating rental agreements to provide one year's notice and to pay displaced tenants a fixed termination fee depending on the size of dwelling. Current fees are \$5,000 to terminate a single-wide tenancy, \$7,000 for a double-wide, and \$9,000 for a triple-wide or larger manufactured home.

House Bill 2008-A increases fees for terminating manufactured home rental agreements to \$6000 for a single-wide, \$8000 for a double-wide, and \$10,000 for a triple-wide or larger manufactured dwelling. It also requires MCRC to recalculate termination fees annually to account for inflation. Owners of a manufactured dwelling parks are also required to provide specified information to MCRC upon conveyance of a park. Finally, the measure sets forth requirements to transfer titles to manufactured homes from members of nonprofit manufactured dwelling park cooperatives to nonmembers, including timelines for new owners to make storage agreements or join the cooperative before removal of the home.