

SB 277 A STAFF MEASURE SUMMARY
House Committee On Human Services and Housing

Carrier: Rep. Helm

Action Date: 05/23/17
Action: Do Pass the A-Eng bill.
Vote: 7-0-2-0
Yeas: 7 - Keny-Guyer, Meek, Nearman, Noble, Olson, Piluso, Stark
Exc: 2 - Gorsek, Sanchez
Fiscal: Has minimal fiscal impact
Revenue: No revenue impact
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WHAT THE MEASURE DOES:

Increases notice period for landlord to terminate month-to-month or fixed term rental agreement and require removal of a manufactured dwelling or floating home with an exterior in disrepair or deterioration from 30 days to 60 days.

Allows landlord to terminate rental agreement with 30 days' written notice to the tenant if manufactured dwelling or floating home creates a risk of serious or imminent harm. Requires notice to include specific information on the disrepair or deterioration including risk of harm.

Requires landlord to give prospective purchaser as a tenant of manufactured dwelling or floating home copies of termination documents outlining maintenance issues and potential liability for repairs. Allows landlord to terminate rental agreement within six months of new tenant occupation with proper notice requirements if tenant fails to complete repairs.

Declares emergency, effective on passage.

ISSUES DISCUSSED:

- Repairs on manufactured homes
- Eviction notices to individuals living in manufactured homes
- Differences between manufactured homes in disrepair and look of home

EFFECT OF AMENDMENT:

No amendment.

BACKGROUND:

Oregon law permits landlords to terminate a rental agreement for tenants in 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; how the tenant may cure to avoid termination; the process for informing the landlord of a completed correction; and information about the tenant's right to request an extension to make corrections. Unless the cause for termination is imminent risk of serious harm, landlords must grant a 60 day extension when weather prevents completion of work, or if 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 A increases the notice period for a landlord to terminate a month-to-month or fixed term rental agreement and require removal of a manufactured dwelling or floating home with an exterior in disrepair or deterioration from 30 days to 60 days. The measure allows a landlord to terminate a rental agreement with 30 days' written notice to the tenant if a manufactured dwelling or floating home creates a risk of serious or imminent harm. The notice given is required to include specific information on the disrepair or deterioration including risk of harm.

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

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Senate Bill 277 A also requires a landlord to give prospective purchaser as a tenant of manufactured dwelling or floating home copies of termination documents outlining maintenance issues and potential liability for repairs. Within six months of new tenant occupation, a landlord may terminate rental agreement with proper notice requirements if tenant fails to complete repairs.