

House Bill 2944

Sponsored by Representative KOTEK

SUMMARY

The following summary is not prepared by the sponsors of the measure and is not a part of the body thereof subject to consideration by the Legislative Assembly. It is an editor's brief statement of the essential features of the measure **as introduced**.

Limits landlord assistance under Housing Choice Landlord Guarantee Program to damages awarded in a judgment following a hearing in which landlord proves amount of damages.

A BILL FOR AN ACT

1
2 Relating to the Housing Choice Landlord Guarantee Program; amending ORS 456.378.

3 **Be It Enacted by the People of the State of Oregon:**

4 **SECTION 1.** ORS 456.378 is amended to read:

5 456.378. (1) The Housing and Community Services Department shall develop and implement the
6 Housing Choice Landlord Guarantee Program for the purpose of providing financial assistance to
7 landlords to mitigate damages caused by tenants as a result of occupancy under the Housing Choice
8 Voucher Program.

9 (2) Landlords that are eligible for assistance under the Housing Choice Landlord Guarantee
10 Program must obtain a judgment against the tenant, **following a hearing in which the landlord**
11 **proves the amount of damages**, in either the small claims department of a circuit court or a cir-
12 cuit court for the county in which the property is located. Assistance is limited to reimbursement
13 for only those amounts in the judgment that are related to property damage, unpaid rent or other
14 damages:

15 (a) Caused as a result of the tenant's occupancy under the Housing Choice Voucher Program;

16 (b) That exceed normal wear and tear; and

17 (c) That are in excess of \$500 but not more than \$5,000 per tenancy.

18 (3) A landlord must submit a claim for assistance to the department within one year of obtaining
19 a judgment against a tenant pursuant to subsection (2) of this section.

20 (4) The department may contract with a public or private provider for the administration of the
21 Housing Choice Landlord Guarantee Program. The department is not subject to the provisions of
22 ORS chapter 279A or 279B in awarding a contract under the provisions of this subsection. The de-
23 partment shall establish by rule procedures for inviting proposals and awarding contracts under this
24 subsection.

25 (5) The department shall adopt rules to implement the provisions of this section, including but
26 not limited to prescribing additional qualifications and requirements that must be met by landlords
27 and the form of application that must be submitted to the department to receive assistance under
28 the program.

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NOTE: Matter in **boldfaced** type in an amended section is new; matter [*italic and bracketed*] is existing law to be omitted. New sections are in **boldfaced** type.