

Requested by SENATE COMMITTEE ON BUSINESS AND TRANSPORTATION

**PROPOSED AMENDMENTS TO
A-ENGROSSED HOUSE BILL 4048**

1 On page 2 of the printed A-engrossed bill, after line 5, insert:

2 **“SECTION 2. (1) As used in this section:**

3 **“(a) ‘Elderly household’ has the meaning given that term in ORS**
4 **456.515.**

5 **“(b) ‘Elderly housing project’ means a residential care facility as**
6 **defined in ORS 443.400, including but not limited to an assisted living**
7 **facility, or an independent living community, that is:**

8 **“(A) Financed through a Housing and Community Services Depart-**
9 **ment housing program under ORS 456.515 to 456.725; and**

10 **“(B) Composed of more than one living unit for elderly households,**
11 **but does not provide continuous nursing care.**

12 **“(c)(A) ‘Independent living community’ means a facility that is or-**
13 **ganized to provide housing and services to elderly households.**

14 **“(B) ‘Independent living community’ does not mean:**

15 **“(i) A residential care facility as defined in ORS 443.400.**

16 **“(ii) A nursing facility.**

17 **“(2) If an elderly housing project has repaid the financing received**
18 **through a Housing and Community Services Department housing pro-**
19 **gram under ORS 456.515 to 456.725 in full and retired any bond obli-**
20 **gations related to the project, the department may not require the**
21 **project, or a management company that is owned by or hired by the**

1 **project to perform property management duties with respect to the**
2 **project, to hire, retain or otherwise engage a real estate property**
3 **manager, real estate broker or principal real estate broker licensed**
4 **under ORS 696.022.”.**

5 In line 6, delete “2” and insert “3”.

6 In line 9, delete “3” and insert “4”.

7 _____