

Requested by SENATE COMMITTEE ON BUSINESS AND TRANSPORTATION

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

1 On page 1 of the printed A-engrossed bill, line 2, after “ORS 696.174;”
2 delete the rest of the line and line 3 and insert “and declaring an
3 emergency.”.

4 On page 2, after line 5, insert:

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

6 **“(a) ‘Elderly household’ has the meaning given that term in ORS**
7 **456.515.**

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

11 **“(A) Financed through a Housing and Community Services Depart-**
12 **ment housing program under ORS 456.515 to 456.725 or ORS chapter**
13 **458 or another department program; and**

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

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

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

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

20 **“(ii) A nursing facility.**

21 **“(2) If an elderly housing project has repaid the financing received**

1 through a Housing and Community Services Department housing pro-
2 gram under ORS 456.515 to 456.725 in full and retired any bond obli-
3 gations related to the project, the department may not require the
4 project, or a management company that is owned by or hired by the
5 project to perform property management duties with respect to the
6 project, to hire, retain or otherwise engage a real estate property
7 manager, real estate broker or principal real estate broker licensed
8 under ORS 696.022.”.

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

10 Delete lines 9 and 10 and insert:

11 **“SECTION 4. This 2018 Act being necessary for the immediate**
12 **preservation of the public peace, health and safety, an emergency is**
13 **declared to exist, and this 2018 Act takes effect on its passage.”.**

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