

March 26, 2019 SB 11 Redemption Rights

Senator Laurie Monnes Anderson

Good morning Chair and members of the committee,

I bring SB 11 with the -1 amendment to you this morning. Homeowners lack knowledge of redemptions rights and how it effects a person selling or buying a home. SB 11 with the -1 will remedy that problem.

The right of redemption gives property owners the opportunity to pay off the back taxes or liens on their property, sometimes even after the auction or sale of the home has occurred. Some companies are taking advantage of persons whose property is being foreclosed and auctioned off.

Herb Mohn, who is sitting next to me, in 2016, a fellow graduate of Gresham High came to me to tell me he was buying a foreclosed home at an auction that the police were having. The owner who wanted to sell the home had transferred or sold his redemption rights to another company. Herb though that was wrong and ended up waiting 6 months before he could claim the house. In 2017 I introduced a bill that would ban redemption rights, but the bill did not move forward. However, Willamette Week wrote an article regarding the problem of selling or transferring Redemption rights. Now many legislators and DOJ are understanding the problem around this issue and my hope is this legislation will move forward this session.

After talking with Cheryl Hiemstra from the Department of Justice, I learned that we needed to amend my original bill and have done so with their recommendations. The Oregon State Sheriff's Association and the Department of Justice worked collaboratively created the -1 amendment that I hope to see move forward. They will go into further detail regarding what the -1 changes.