

Chair Keny-Guyer, Vice-chairs Noble and Sanchez, and members of the House Committee on Human Services and Housing:

Senate Bill 970A was developed under the leadership of Sen. Prozanski and Rep. Nathanson, after publicity in the Eugene Register-Guard which alleged misconduct and misrepresentations by a manufactured housing park manager in a Eugene MH park with regard to sales of MHs by the homeowner/tenant. Similar allegations in 2014 about this same issue in this same park prompted legislative changes negotiated through the MH Landlord/Tenant Coalition in the 2015 legislative session (HB 3016). Sen. Prozanski held a hearing on these more recent allegations before the Interim Joint Committee on the Judiciary in May 2018. He then convened and led a work group of landlord and tenant advocates – I was a member – that met twice. This bill is the result of that effort.

Here is a summary of the bill, as amended in the Senate:

SECTION 1. Amends ORS 90.303 to prohibit all landlords (apartments as well as MH park/floating home marinas; the latter are collectively known as facilities) from considering convictions for marijuana possession or use in denying an applicant. Also from considering possession of a medical marijuana card or status as a medical marijuana patient.

SECTION 2. Amends ORS 90.525 to:

a. Prohibit facility landlords from denying a tenant the right to hire a real estate agent or licensed manufactured structure dealer of the tenant's choosing.

b. Clarify that a facility landlord who is a dealer may require that a buyer of a home from the landlord must place that home in the facility.

c. Require a facility landlord, when considering an applicant, to provide the applicant with a handout on the rights of tenants and landlords when selling a home in the facility. Oregon Housing & Community Services' Manufactured Communities Resource Center is to draft the form handout.

SECTION 3. Amends ORS 90.555 regarding subleases in facilities – meaning the tenant who owns the home in the facility rents the home to a third party/sub-tenant to live in – to provide that, if the landlord subleases homes it owns and has for sale, the landlord must allow tenants to do the same.

SECTION 4. Amends ORS 90.710 to increase the penalty for violations of these and other statutes from a minimum of \$200 to \$500 and for multiple violations (3 or more) within a 24-month period from \$500 to \$1,000.

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