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**Joint Transportation and Economic Development Subcommittee
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**Section 5 of the A-8 Amendment to HB 2006
Jointly-requested technical amendment to SB 608**

Section 5 of the A-8 amendment to HB 2006 is requested jointly by the Oregon Law Center and the Oregon Rental Housing Association to correct a cross-reference and to clarify the small landlord exemption from relocation assistance. These corrections/clarifications are in keeping with the intent of the enrolled bill, the understanding of the above parties, and the legislative history of SB 608.

Change #1: Cross-reference correction

Section 1 of the enrolled SB 608, in ORS 90.427(3)(c), establishes the just-cause termination of tenancy standard for month-to-month tenancies after the first year, and lists the ways in which a landlord can terminate for cause. Subsection (3)(c)(B) mistakenly contains a cross-reference to subsection (7) in its list of landlord-based causes. Since subsection (7) was written and intended only to apply to fixed term tenancies, it should not be included in the cross-reference list in subsection B.

- This is a technical error – the text of subsection (7) refers to fixed term tenancies, and the legislative record makes it clear that was the joint intent.
- It is best for all sides to correct this error asap, to avoid confusion and litigation.

Page 2, line 21 of the amendment corrects this error by deleting the reference to (7).

Change # 2: Clarification re: relocation assistance exemption

Section 1 of the enrolled SB 608, in ORS 90.427(6)(b), creates an exemption from relocation assistance requirements for landlords with 4 or fewer residential dwelling units. Since passage of the bill, there has been confusion about whether the landlord's non-rental unit residence would count against the landlord. The current language could be interpreted in two ways, and it would be beneficial to clarify the meaning of this language.

Page 4, line 17 of the amendment clarifies that it is only a landlord's rental property that counts against the landlord for purposes of computing the exemption from relocation assistance.