

## SB 586 B STAFF MEASURE SUMMARY

### House Committee On Human Services and Housing

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**Action Date:** 05/22/19

**Action:** Do pass with amendments to the A-Eng bill, and be referred to Ways and Means.  
(Printed B-Eng).

**Vote:** 9-0-0-0

**Yeas:** 9 - Helt, Keny-Guyer, Meek, Mitchell, Noble, Sanchez, Schouten, Williams, Zika

**Fiscal:** Fiscal impact issued

**Revenue:** Has minimal revenue impact

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**Meeting Dates:** 4/29, 5/22

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#### WHAT THE MEASURE DOES:

Provides marinas, with tenants and owners of floating homes, equivalent treatment as manufactured home dwelling parks. Applies equivalent provisions for sale of manufactured dwelling parks, to marinas. Replaces references to mobile and manufactured home parks with references to manufactured and marina communities. Dissolves the Office of Manufactured Dwelling Park Community Relations within the Oregon Housing and Community Services Department (OHCS) and directs OHCS to absorb all functions. Establishes the Manufactured and Marina Communities Account (Account) separate from the General Fund. Increases the registration fee for landlords of manufactured dwelling parks from \$50 to \$100 if more than 20 spaces, and from \$25 to \$50 if 20 or fewer spaces; requires registration fee for marina landlords beginning January 1, 2022. Requires moneys received by OHCS for registration or civil penalties from statutory violations to be deposited into the Account. Establishes Manufactured and Marina Communities Dispute Resolution Advisory Committee. Requires mediation for certain landlord-tenant and tenant-tenant disputes. Establishes corresponding grant program administered by OHCS to provide attorneys to low-income tenants involved in landlord-tenant disputes. Limits grant program to \$200,000 per biennium and sunsets it and the Advisory Committee on January 2, 2024. Authorizes marina landlord to require tenant to move floating home at landlord's cost under certain circumstances. Requires 10-month advance notice of for-cause termination for marina tenant to cure home floatation. Requires landlords, as specified, to provide reasonable notice before inspecting a hazardous tree, and opportunity for tenant to maintain hazardous tree, unless it presents immediate, serious danger. Provides longer storage period to marina tenant after a tenancy ends before a landlord sells or disposes of floating home. Modifies process for tenant to cure separate and distinct lease violations in certain circumstances. Requires landlord to provide at least one possible method by which a tenant may cure a violation. Modifies process and requirements for landlord to convert to a different billing method for water and wastewater, and for installation of submeters.

#### ISSUES DISCUSSED:

- Manufactured Housing Landlord/Tenant Coalition negotiations
- Mandatory mediation between landlords and tenants
- Legal representation for tenants in landlord-tenant disputes; four-year trial, to be paid for with reserves from the Manufactured and Marina Communities Account, funded by tenants
- Inclusion of floating homes; obligations; benefits

#### EFFECT OF AMENDMENT:

Dissolves the Office of Manufactured Dwelling Park Community Relations within the Oregon Housing and Community Services Department (OHCS) and directs OHCS to absorb all functions. Establishes the Manufactured and Marina Communities Account (Account) separate from the General Fund. Increases the registration fee for landlords of manufactured dwelling parks from \$50 to \$100 if more than 20 spaces, and from \$25 to \$50 if 20 or

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### **BACKGROUND:**

The Manufactured Housing Landlord/Tenant Coalition has existed since 1997. It meets almost monthly to discuss landlord/tenant concerns proactively, and has produced negotiated legislation every long session since its inception, each addressing a variety of issues. Senate Bill 586-B is the negotiated bill for 2019, and for the first time, incorporates floating home tenancies in marinas.

Senate Bill 586-B provides equivalent provisions for marinas, with tenants and owners of floating homes, as exist for manufactured dwelling parks, including provisions governing the sale of a facility. The measure also establishes a pilot program requiring mediation of specified conflicts, with a corresponding grant program to be administered by Oregon Housing and Community Services (OHCS) to assist low-income tenants with legal representation in disputes with landlords. It provides for dissolution of the Office of Manufactured Dwelling Park Community Relations and absorption of its functions directly by OHCS. It also creates and renames relevant accounting structures and replaces references to mobile and manufactured home parks with references to manufactured and marina communities. Specific to marinas: the measure authorizes them to require tenants to move their floating homes at the landlord's expense for things like repairs, improvements, and dredging; requires a longer notice period of 10 months in advance of a for-cause termination to cure home floatation issues; and allows tenants a longer storage period post-tenancy. The measure also requires landlords to allow tenants a reasonable opportunity to maintain hazard trees, unless the tree presents an immediate, serious danger. It also modifies requirements for siting, billing, and notice before a facility converts to a submetered or pro rata billing method.