House Bill 2596

Sponsored by Representative FAHEY (Presession filed.)

SUMMARY

The following summary is not prepared by the sponsors of the measure and is not a part of the body thereof subject to consideration by the Legislative Assembly. It is an editor's brief statement of the essential features of the measure as introduced.

Allows cities and counties to impose controls on rental rates and rental rate increases applicable to spaces in facilities for manufactured or floating homes.

A BILL FOR AN ACT

Relating to local rent control of spaces in a facility; creating new provisions; and amending ORS 91.225.

Be It Enacted by the People of the State of Oregon:

SECTION 1. ORS 91.225 is added to and made a part of ORS chapter 90.

SECTION 2. ORS 91.225 is amended to read:

91.225. (1) The Legislative Assembly finds that there is a social and economic need to ensure an adequate supply of affordable housing for Oregonians. The Legislative Assembly also finds that the imposition of general restrictions on housing rents will disrupt an orderly housing market, increase deferred maintenance of existing housing stock, lead to abandonment of existing rental units and create a property tax shift from rental-owned to owner-occupied housing. and, therefore, the Legislative Assembly declares that the imposition of rent control on housing in the State of Oregon is a matter of statewide concern.

(2) Except as provided in subsections (3) to (5) of this section, no city, or county or state agency may enact or enforce any ordinance, or other regulation that controls the rent that may be charged for the rental of any dwelling unit.

(3) This section does not impair the right of any state agency, city, county or urban renewal agency as defined by ORS 457.035 to reserve to itself the right to approve rent increases, establish base rents or establish limitations on rents on any residential property for which it has entered into a contract under which certain benefits are applied to the property for the expressed purpose of providing reduced rents for low income tenants. Such benefits may include, but are not limited to, property tax exemptions, long-term financing, rent subsidies, code enforcement procedures and zoning density bonuses.

(4) Cities and counties are not prohibited from including in condominium conversion ordinances a requirement that, during the notification period specified in ORS 100.305, the owner or developer may not raise the rents of any affected tenant except by an amount that is established by ordinance and that does not exceed the limit imposed by ORS 90.493.

(5) Cities, counties and state agencies may impose temporary rent controls when a natural or man-made disaster materially eliminates a significant portion of the rental housing supply, but must remove the controls when the rental housing supply is restored to substantially normal levels.

NOTE: Matter in boldfaced type in an amended section is new; matter [italic and bracketed] is existing law to be omitted. New sections are in boldfaced type.

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(6) A city or county may impose rent controls on rental rates and rental rate increases applicable to rental agreements subject to ORS 90.505 to 90.850 for manufactured dwellings or floating homes.

[6] As used in this section, “dwelling unit” and “rent” have the meaning given those terms in ORS 90.100.

[7] This section is applicable throughout this state and in all cities and counties therein. The electors or the governing body of a city or county shall not enact, and the governing body shall not enforce, any ordinance, resolution or other regulation that is inconsistent with this section.]