

June 23, 2020

(via email)

**Co-Chairs Courtney and Kotek, Members of the Joint Committee on the First Special Session**

RE: Opposition to HB 4213 (LC 90)

The Oregon Association of REALTORS® (OAR) is a nonprofit trade association that represents over 17,000 REALTORS® statewide. OAR thanks you for this opportunity to comment on the House Bill 4213 (LC 90) relating to residential and commercial evictions.

In these unprecedented times, our industry understands the very real impacts that tenants, landlords and homeowners are all facing. Particularly with the incredible unemployment rates that have occurred in response to measures aimed at curbing the spread of the COVID-19 virus. Housing has never been more fundamental, as Oregonians across the state have been directed to shelter in place.

Given these economic hardships, our Association has been supportive of targeted relief for residential and commercial tenants experiencing financial difficulties during the pandemic. Of note, this relief has often times not had a corresponding relief for owners of rental properties. That being said, our Association has **significant concerns** with the language found in HB 4213 (LC 90). In direct contrast to LC 45, introduced on a few days ago, HB 4213 prevents **ALL** landlord-based evictions in the state of Oregon for an extended period of time. The language does not limit the preemption to COVID-related financial difficulties, and in fact does not even limit the prohibition to the nonpayment of rent.

**Of particular concern, currently ORS 90.427(5)(d) allows a landlord to terminate a month-to-month tenancy where the purchaser intends to move into the home as their primary dwelling.** The landlord is still required to give a 90-day notice and pay relocation fees, but the purchaser is able to move into the home that they own. This is prevented under the language of HB 4213 (LC 90). Individual purchasers will be unable to move into their primary residences for an indefinite period of time under the language of the bill.

We respectfully ask that you amend the bill to address the purported purpose, situations where a tenant is unable to pay their rent obligation due to COVID-19 financial impacts. Thank you for the opportunity to comment on HB 4213 (LC 90).

Please do not hesitate to contact me with questions or concerns.



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