

FISCAL IMPACT OF PROPOSED LEGISLATION

Measure: HB 4213 - 13

80th Oregon Legislative Assembly – 2020 1st Special Session
Legislative Fiscal Office

*Only Impacts on Original or Engrossed
Versions are Considered Official*

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Date: June 25, 2020

Measure Description:

Prohibits residential and commercial evictions under specified conditions during emergency period.

Government Unit(s) Affected:

Bureau of Labor and Industries (BOLI), Oregon Judicial Department (OJD), Housing and Community Services Department (HCSD)

Summary of Fiscal Impact:

Costs related to the measure are indeterminate at this time - See explanatory analysis.

Analysis:

HB 4213 - 13 prohibits certain residential and commercial evictions during an emergency period from April 1 to September 30, 2020. During this period, a landlord also may not assess a late fee for payments a tenant has not made, or report a payment as delinquent to a consumer credit reporting agency. Outstanding rent and other charges remain owed to the landlord, and tenants have until March 31, 2021 to pay the outstanding balance.

This measure has an indeterminate impact on the Housing and Community Services Department (HCSD). HCSD provides funding for development, rehabilitation or operations for properties that rely on rent payments to operate, and many of these properties have been impacted by the COVID-19 pandemic. HCSD anticipates that low-income tenants at these properties who are behind on rent will require public assistance to catch up on payments. HCSD also anticipates that some commercial tenants will leave unanticipated vacancies in agency-funded mixed-use properties, if these businesses are unable to recover from the shutdown and slowed economy. HCSD has begun work on some solutions for properties with tenants in arrears, including establishment of a relief fund to provide loans to impacted properties, and notes that additional energy payment assistance and rental assistance payments made available through federal and state legislative action may offset some of the need for assistance to properties, in some cases. The duration of the economic downturn and availability and demand for other forms of income assistance to tenants are difficult to predict, and will influence the amount of relief funds that may be necessary to assist distressed properties in the HCSD investment portfolio.

This measure has a minimal fiscal impact on the Oregon Judicial Department.