

**FISCAL IMPACT OF PROPOSED LEGISLATION**

**Measure: HB 4213**

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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**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 prohibits residential and commercial evictions during an emergency period beginning March 22, 2020 and ending 90 days after the state of emergency issued by the Governor on March 8, 2020 is no longer in effect. 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.

This measure has an indeterminate impact on the Housing and Community Services Department (HCSD). HCSD provides funding 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 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. However, if the fallout from the pandemic continues for an extended period, a larger number of properties could see delayed rent payments and HCSD may need to provide additional assistance for properties in distress. The types of assistance rendered, funding required, and the timeline for potential expenditures are currently unknown.

This measure has no fiscal impact on the Bureau of Labor and Industries, and a minimal fiscal impact on the Oregon Judicial Department.