

Requested by Representative ZIKA

**PROPOSED AMENDMENTS TO
HOUSE BILL 4401**

1 On page 2 of the printed bill, delete lines 6 through 45.

2 On page 3, delete lines 2 and 3 and insert:

3 **“SECTION 2. (1) The Housing and Community Services Department**
4 **shall make distributions to compensate residential landlords for 100**
5 **percent of the past-due rent of qualified tenants that the landlord has**
6 **not collected after April 1, 2020, if the landlord or the landlord’s**
7 **designee:**

8 **“(a) Submits an application to the department for all of the**
9 **landlord’s tenants who have not paid rent and have delivered to the**
10 **landlord a signed declaration under section 7 (1)(b) of this 2020 third**
11 **special session Act;**

12 **“(b) Includes in the application a copy of the tenants’ declarations;**

13 **“(c) Provides the department with a description of the unpaid rent**
14 **for all current tenants;**

15 **“(d) Agrees to repay to the department any amount that was paid**
16 **to the landlord under this section and the landlord later receives from**
17 **the qualified tenant or on the tenant’s behalf, within the period re-**
18 **quested by the department;**

19 **“(e) Is not a member of the tenant’s immediate family, as defined**
20 **in ORS 90.427;**

21 **“(f) During the pendency of the distribution application, agrees to**

1 not give a termination notice without cause or for nonpayment, as
2 those terms are defined in section 3, chapter 13, Oregon Laws 2020
3 (first special session) (Enrolled House Bill 4213); and

4 “(g) Provides any other information or materials required by the
5 department.

6 “(2)(a) The department shall develop an online application for
7 landlords to apply for distributions under this section.

8 “(b) The application must be made available in languages other
9 than English.

10 “(c) The application period must be open more than once to allow
11 for greater outreach and participation.

12 “(3) The department may establish any qualifications, priorities,
13 restrictions or limits on the distributions made under this section, to
14 prioritize landlords with fewer units and landlords with a higher per-
15 centage of unpaid rents. Restrictions or limits may include:

16 “(a) Limits per tenant, per landlord or per time period;

17 “(b) The number of units a landlord must own; or

18 “(c) The percentage or amount of total rent unpaid.

19 “(4) The department may coordinate with local housing authorities
20 to administer this section, including through making distributions to
21 landlords.

22 “(5) The department or local housing authority shall mail to ten-
23 ants copies of a notice of distribution to their landlords.

24 “(6) The department may conduct outreach to landlords and ten-
25 ants, including outreach to non-English speakers.

26 “(7) Notwithstanding ORS 276A.300, 279A.025, 279A.050 (6)(g),
27 279A.205 and 456.571, the department shall expedite the implementation
28 of the landlord compensation fund.

29 “(8) As used in this section, ‘landlord’ includes a manufactured
30 dwelling park nonprofit cooperative as defined in ORS 62.803.”

