

TENANT PROTECTIONS

STARTING JULY 1, 2021 (SB 282 & SB 278)

Oregon's Eviction Moratorium ended June 30th, 2021.

There is a grace period for back-due rent, but starting in July, tenants must pay on time, or face eviction for nonpayment. **THERE IS HELP AVAILABLE!**

SIGNIFICANT NEW FUNDING FOR RENTAL ASSISTANCE IS AVAILABLE:

If you are worried you cannot pay your back or future rent, go to oregonrentalassistance.org and 211info.org and apply for help ASAP. These programs can pay back rent, current rent, future rent, utilities, and other housing expenses.

"SAFE HARBOR" IF YOU HAVE APPLIED FOR RENT ASSISTANCE:

If you live in Multnomah County, there is a 90-day safe harbor from eviction. If you live in other counties, you will have 60 days.

To get this protection, you must:

1. Apply for rent assistance—go to oregonrentalassistance.org or 211info.org to find out if you are eligible and how to apply.
2. If you get a nonpayment termination notice, give your landlord proof of your application for rent assistance within 10 days to stop the filing of an eviction case.
3. If your landlord files an eviction case before you provide proof of your application, you can still pause your eviction case if you provide proof at or before the first appearance date.
4. Showing your landlord proof of your application will provide a temporary "safe harbor" from the eviction, to allow your application to be processed.
5. Payments must be made within the safe harbor period. If not, the eviction can proceed.

10-DAY NONPAYMENT NOTICE TO INCLUDE TENANT PROTECTION INFORMATION:

Until February 28, 2022, nonpayment notices must give 10 days to respond before an eviction can be filed. Notices must provide information about the automatic grace period for back-due rent, and the "safe-harbor" from eviction for current rent.

GRACE PERIOD FOR BACK-DUE RENT:

Tenants have a grace period until February 28th, 2022 to pay their back-due rent owed from April, 2020–June, 2021. Tenants cannot be evicted or sued for nonpayment of this back-due rent until March 1, 2022. This protection is automatic, and no declaration is required.

RELAXED OCCUPANCY STANDARDS:

Until February 28, 2022, families and others may temporarily share housing without fear of eviction for guest policy violations, as long as in compliance with other laws. Landlords may do background checks on long-term guests, but not credit checks.

CREDIT PROTECTIONS:

Unless payment is still owed after February 28th, 2022, back-rent nonpayments from April, 2020–June, 2021 cannot be reported to credit or collection agencies, or used against people when they apply to rent in the future.

EVICTON RECORD PROTECTIONS:

Landlords cannot use any eviction records from April, 2020–February, 2022 against tenants when they apply to rent in the future. Tenants can have these eviction records erased from their records.

You have the right to these protections no matter:
Your citizenship status OR the amount of rent you owe