

House Bill 2025

Sponsored by Representative OWENS (at the request of Dan Mason) (Presession filed.)

SUMMARY

The following summary is not prepared by the sponsors of the measure and is not a part of the body thereof subject to consideration by the Legislative Assembly. It is an editor's brief statement of the essential features of the measure **as introduced**.

Requires residential landlord to disclose to tenant amount of estimated monthly property tax paid by owner for dwelling unit. Establishes penalty.

A BILL FOR AN ACT

1
2 Relating to disclosure of property taxes to tenants for residential dwelling units; creating new pro-
3 visions; and amending ORS 90.305.

4 **Be It Enacted by the People of the State of Oregon:**

5 **SECTION 1.** ORS 90.305 is amended to read:

6 90.305. (1) The landlord shall disclose to the tenant in writing at or before the commencement
7 of the tenancy the name and address of:

8 (a) The person authorized to manage the premises; and

9 (b) An owner of the premises or a person authorized to act for and on behalf of the owner for
10 the purpose of service of process and receiving and receipting for notices and demands.

11 (2) The information required to be furnished by this section shall be kept current and this sec-
12 tion extends to and is enforceable against any successor landlord, owner or manager.

13 (3) A person who is authorized to manage the premises, or to enter into a rental agreement, and
14 fails to comply with subsection (1) of this section becomes an agent of each person who is a landlord
15 for service of process and receiving and receipting for notices and demands.

16 (4)(a) A landlord shall retain a copy of each rental agreement at the resident manager's office
17 or at the address provided to the tenant under subsection (1)(a) of this section.

18 (b) A tenant may request to see the rental agreement and, within a reasonable time, the landlord
19 shall make the agreement available for inspection. At the request of the tenant and upon payment
20 of a reasonable charge, not to exceed the lesser of 25 cents per page or the actual copying costs,
21 the landlord shall provide the tenant with a copy of the rental agreement. This subsection shall not
22 diminish the landlord's obligation to furnish the tenant an initial copy of the rental agreement and
23 any amendments under ORS 90.220 (3).

24 **(5)(a) The landlord shall disclose to the tenant in writing at or before the commencement**
25 **of the tenancy the amount of estimated monthly property tax paid by the owner for the**
26 **dwelling unit in the most recent tax year.**

27 **(b) If the landlord violates this subsection, a tenant may recover \$250.**

28 **SECTION 2. The amendments to ORS 90.305 by section 1 of this 2021 Act apply only to**
29 **rental agreements that are commenced on or after the effective date of this 2021 Act.**
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NOTE: Matter in **boldfaced** type in an amended section is new; matter *[italic and bracketed]* is existing law to be omitted. New sections are in **boldfaced** type.