

# House Bill 2582

Sponsored by Representative FAHEY (Pre-session 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**.

Clarifies that, for purpose of no-cause evictions, tenancies for recreational vehicles in manufactured dwelling parks must be treated same as tenancies in park or other residential tenancies not in park.

## A BILL FOR AN ACT

1  
2 Relating to recreational vehicle tenancies; amending ORS 90.230.

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

4 **SECTION 1.** ORS 90.230 is amended to read:

5 90.230. (1) If a tenancy is for the occupancy of a recreational vehicle in a manufactured dwelling  
6 park, mobile home park or recreational vehicle park, all as defined in ORS 197.492, the landlord  
7 shall provide a written rental agreement for a month-to-month, week-to-week or fixed-term tenancy.  
8 The rental agreement must state:

9 (a) If applicable, that the tenancy may be terminated by the landlord under ORS 90.427 [*without*  
10 *cause upon 30 or 60 days' written notice for a month-to-month tenancy or upon 10 days' written notice*  
11 *for a week-to-week tenancy*].

12 (b) That any accessory building or structure paid for or provided by the tenant belongs to the  
13 tenant and is subject to a demand by the landlord that the tenant remove the building or structure  
14 upon termination of the tenancy.

15 (c) That the tenancy is subject to the requirements of ORS 197.493 (1) for exemption from  
16 placement and occupancy restrictions.

17 (2) If a tenant described in subsection (1) of this section moves following termination of the  
18 tenancy by the landlord under ORS 90.427, and the landlord failed to provide the required written  
19 rental agreement before the beginning of the tenancy, the tenant may recover the tenant's actual  
20 damages or twice the periodic rent, whichever is greater.

21 (3) If the occupancy fails at any time to comply with the requirements of ORS 197.493 (1) for  
22 exemption from placement and occupancy restrictions, and a state agency or local government re-  
23 quires the tenant to move as a result of the noncompliance, the tenant may recover the tenant's  
24 actual damages or twice the periodic rent, whichever is greater. This subsection does not apply if  
25 the noncompliance was caused by the tenant.

26 (4) This section does not apply to a vacation occupancy.  
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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.