

3/8/2021 Senate Bill 829

I strongly oppose Senate Bill 829; the entire purpose of ORS 18.946 is the 180 day redemption clause is exactly how it is written, days for a homeowner in foreclosure to redeem the residence that is foreclosed upon following a Sheriff's Deed Execution Sale. SB 829 if enacted would immediately cause the foreclosed homeowner to become homeless or be brought before the county court in a Forcible Entry and Wrongful Detainer Eviction, thereby homeless. Certainly will be an egregious action if the Legislation Assembles allows SB 829 to continue through the legislative process which will take the persons being foreclosed upon their right to the redemption process. In turn, cause undue hardship of vacating swiftly with all their belongings.

Alternatively, if a tenant occupies and possession is immediate to the redemptioner under SB 829, tenant is vulnerable to the redemptioner to either pay the higher of market rate of the property or the rental price renter/lessee was previously paying. Again, if the revised monthly rent/lease as unaffordable will be forcing the tenant/lessee to real property into a Forcible Entry and Wrongful Detainer Eviction hearing because tenant/lessee will be removed if cannot come to a mutual agreement with redemptioner over monthly rental amount or rent as not affordable.