

**HB 2634 STAFF MEASURE SUMMARY**

**House Committee On Housing and Homelessness**

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**Prepared By:** Claire Adamsick, LPRO Analyst

**Meeting Dates:** 2/9

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**WHAT THE MEASURE DOES:**

Applies provisions of residential landlord and tenant law to recreational vehicle parks. Distinguishes, for purposes of Act, recreational vehicle park from a manufactured dwelling park facility. Expands vacation occupancy exemption from residential tenancy laws to include an occupancy of a space within recreational vehicle park of 90 days or less. Allows landlord to evict, without cause, a tenant of a recreational vehicle space upon provision of 14-days' written notice for a month-to-month or week-to-week tenancy. Applies notice requirements for removal of abandoned personal property to recreational vehicles. Allows landlord to dispose of recreational vehicle with current market value of \$4,000 or less if tenant fails to remove property or respond to notice. Allows landlord to utilize procedure for removal of abandoned motor vehicles as alternative to disposal procedures described in this Act. Applies provisions to residential tenancies and vacation occupancies entered into on or after the effective date of this Act.

*FISCAL: May have fiscal impact, but no statement yet issued*

*REVENUE: May have revenue impact, but no statement yet issued*

**ISSUES DISCUSSED:**

**EFFECT OF AMENDMENT:**

No amendment.

**BACKGROUND:**

ORS 197.493 prohibits state agencies from prohibiting the occupancy of a recreational vehicle (RV) or imposing any limit on the length of occupancy of an RV as a residential dwelling, provided that the RV is located in a manufactured dwelling park, mobile home park, or recreational vehicle park. Oregon residential and landlord tenant law (90.230) describes rental agreements for occupancy of a recreational vehicle in a park; currently, a recreational vehicle park tenancy is subject to local government exemption from a placement or occupancy restriction.

House Bill 2634 applies the provisions of residential landlord and tenant act to recreational vehicle parks. It expands the definition of vacation occupancy to include occupancies of up to 90 days at a recreational vehicle park, and allows a landlord to evict recreational vehicle space tenants without cause 14 days after providing an eviction notice. The measure describes landlord or recreational vehicle park owner rights related to notice and disposal of abandoned recreational vehicles.