

**HB 3526 STAFF MEASURE SUMMARY**

**House Committee On Housing and Homelessness**

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

**Meeting Dates:** 5/11

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**WHAT THE MEASURE DOES:**

Modifies residential tenancy termination notice requirement from 90 days to 59 days prior to termination of tenancy for landlord selling dwelling unit, if landlord provides tenant with written evidence of offer to purchase unit no more than 120 days after accepting the purchase offer.

**ISSUES DISCUSSED:**

**EFFECT OF AMENDMENT:**

No amendment.

**BACKGROUND:**

Current Oregon landlord and tenant law (ORS 90.427) requires a landlord to notify a tenant no less than 90 days prior to the termination of a month-to-month or fixed-term tenancy for a "qualifying reason." These qualifying reasons include: demolition of the dwelling unit or conversion to a non-residential use; repair or renovation of the unit; the premises is unsafe or unfit for occupancy; the landlord intends for a member of their immediate family to occupy the dwelling unit when no other comparable units are available; or the landlord has accepted an offer to purchase the dwelling unit.

House Bill 3526 modifies the notice requirement from 90 days to 59 days prior to the termination of a residential tenancy for the qualifying reason that the landlord is selling the dwelling unit, if the landlord provides the tenant with written evidence of the offer to purchase the unit no more than 120 days after accepting the purchase offer.