

Requested by Senator JAMA

**PROPOSED AMENDMENTS TO
SENATE BILL 1069**

1 On page 1 of the printed bill, line 2, after “90.412” delete the rest of the
2 line and line 3 and insert “and 90.414.”.

3 Delete lines 24 through 31.

4 On page 2, delete line 1 and insert:

5 “(d) Electronic mail, only if allowed under a written addendum to the
6 rental agreement that:

7 “(A) Specifies the electronic mail address from which the landlord agrees
8 to send, and at which the landlord agrees to receive, electronic mail;

9 “(B) Specifies the electronic mail address from which the tenant agrees
10 to send, and at which the tenant agrees to receive, electronic mail;

11 “(C) Is executed after the tenancy begins;

12 “(D) Allows the landlord or tenant to terminate the service of written
13 notice by electronic mail or to change their specified email address for re-
14 ceipt of written notice by giving no less than three days’ written notice; and

15 “(E) Includes notice in substantially the following form:

16 “ _____

17 THIS IS AN IMPORTANT NOTICE ABOUT YOUR RIGHTS REGARDING
18 RECEIPT OF WRITTEN NOTICES.

19

20 By signing this addendum, you agree to receive written notices from your
21 landlord by e-mail. This may include important legal notices, including rent

1 increase and tenancy termination notices. Failure to read or respond to a
2 written notice could result in you losing your housing or being unaware of
3 a change in rent. Signing this addendum is voluntary. Only agree to service
4 of written notices electronically if you check your e-mail regularly.

5 “ _____ ”.

6 Delete lines 12 through 25 and insert:

7 **“SECTION 2.** ORS 90.150 is amended to read:

8 “90.150. When this chapter requires actual notice, service or delivery of
9 that notice shall be executed by one or more of the following methods:

10 “(1) Verbal notice that is given personally to the landlord or tenant or
11 left on the landlord’s or tenant’s telephone answering device.

12 “(2) Written notice that is personally delivered to the landlord or tenant,
13 left at the landlord’s rental office, sent by facsimile to the landlord’s resi-
14 dence or rental office or to the tenant’s dwelling unit, or attached in a se-
15 cure manner to the main entrance of the landlord’s residence or tenant’s
16 dwelling unit.

17 “(3) **Other** written notice [*that is delivered by first class mail to the*
18 *landlord or tenant*] **under ORS 90.155**. If the notice is mailed, the notice
19 shall be considered served three days after the date the notice was mailed.

20 “(4) Any other method reasonably calculated to achieve actual receipt of
21 notice, as agreed to and described in a written rental agreement.”.

22 On page 4, lines 13 and 14, delete the boldfaced material and insert “If
23 the tenant so requests in writing after the tenancy begins, the landlord may
24 return any amount due under this subsection electronically to a bank ac-
25 count or other financial institution designated by the tenant.”.

26 In line 18, delete “means” and insert “mail”.

27 On page 7, delete lines 4 through 45 and delete pages 8 through 32.

28 _____