

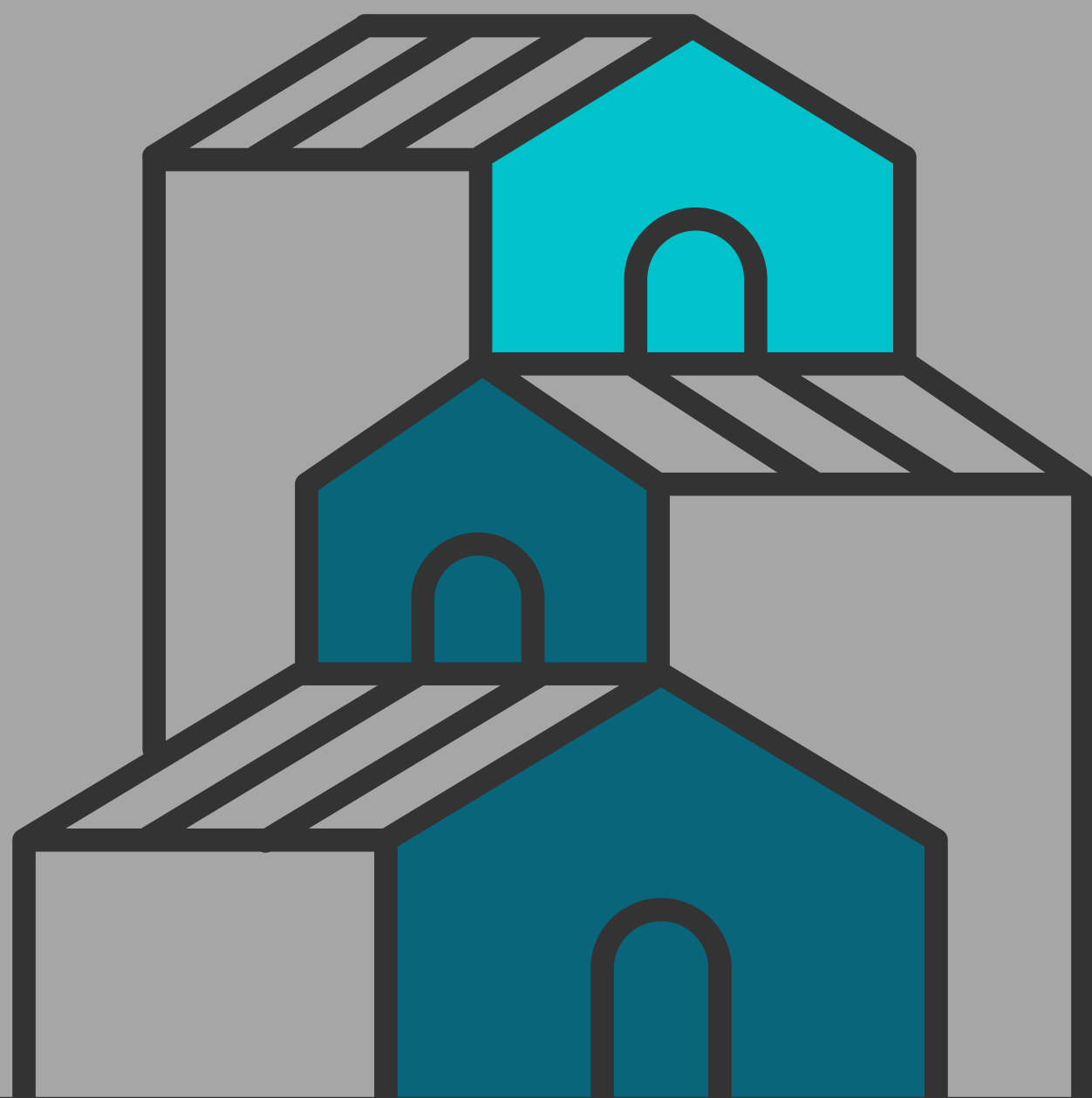
Office of Rep. Annessa Hartman

2025 HOUSING CONCEPTS



Eight concepts related to tenants' and landlords' rights with the intent to gauge interest in interim work group participation

- Tenants' Rights to Water Testing Results
- Domestic Well Water Safety Testing Requirements
- Water Quality in Habitability Standards
- Habitability Before Rentability
- Hold Deposit Guardrails
- Prefabricated Small Home Fix
- Tenants Rights Over Squatters Rights
- Protections for Homeless Youth facing Housing Discrimination



Tenants' Rights to Water Testing Results

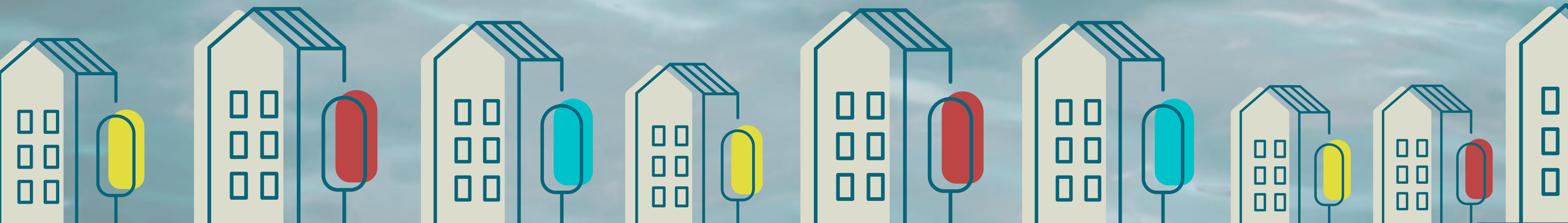
Current Status:

- Municipal water providers are only required to send results of water quality reports to the property owner

Policy Goal:

- Ensure water quality reports reach both owners and tenants.
- Provide reports in multiple languages for accessibility.

Promote transparency and safety in drinking water.



Domestic Well Water Safety Testing Requirements



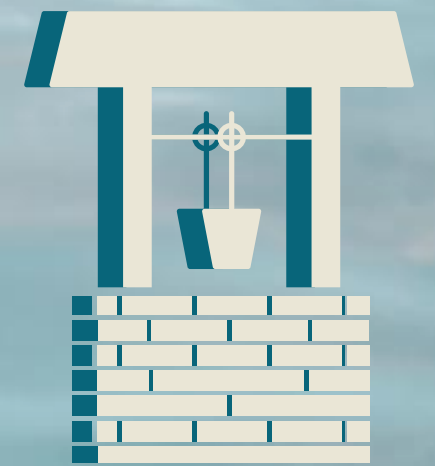
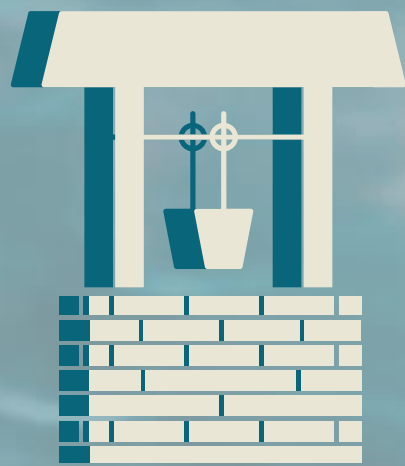
Current Status:

- There is no requirement for landlords to test the tap water.
- Or to disclose drinking water test results with prospective tenants.

Policy Goal:

- Require landlords to test tap water from the residential buildings they rent out.
- Regularly report the results to prospective tenants & the state.
- Apply to all housing, including mobile homes & farmworker housing.

Promote transparency and safety in drinking water.



Water Quality in Habitability Standards



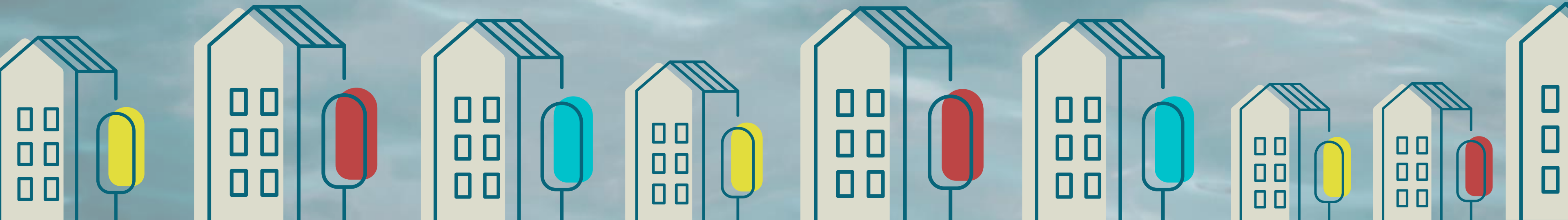
Current Status:

- Oregon's statute does not include standards for what does or does not qualify as "habitable" water quality.

Policy Goal:

- Explore expanding Oregon statute regarding habitability of residential properties to include standards for what does or does not qualify as "habitable" water quality.
- Ensure tenants are apprised of the quality of the water during and before their tenancy.

Promote transparency and safety in drinking water.



Promote Transparency and Safety in Drinking Water

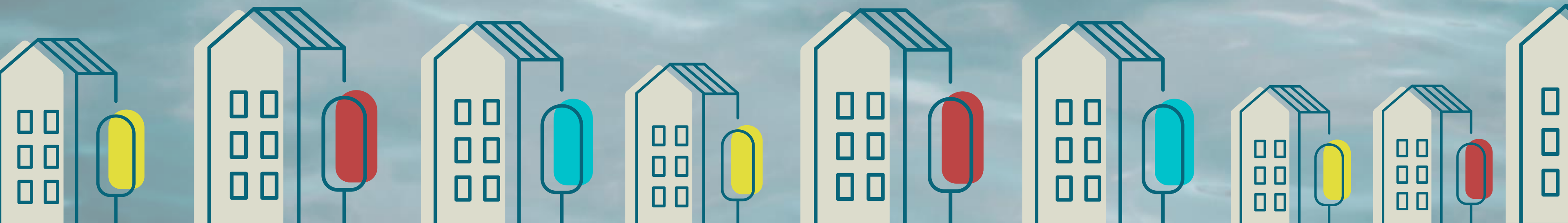


Our Water Policy Goals:

Tenants' Rights to Water Testing Results

Domestic Well Water Safety Testing Requirements

Water Quality in Habitability Standards



HOLD DEPOSIT GUARDRAILS



HABITABILITY BEFORE RENTABILITY

CURRENTLY NO GUARDRAILS

This results in tenants having to choose between moving into uninhabitable units or forfeiting their deposits, which often equal first month's rent.

DEFINE GUARDRAILS

We need to target this predatory practice and set reasonable limits. We cannot allow this loophole around security deposits to go unchecked.

NO REQUIREMENTS

No current requirement that residential units conform to habitability standards before being offered to a tenant.

THE FIX

Require that units be habitable before tenancy begins & allow tenants to reject non-conforming, uninhabitable apartments, regardless of any prior contact.



PREFABRICATED SMALL HOME FIX

THE ISSUE?

Unintended
consequence of
HB 2423 from 2019

Cannot build
prefabricated homes
under 400 sq ft.

THE IMPACT?

Limits the ability to
build small homes.

ORS 455.010.6A defines
prefabricated structures

All small homes must be
built on site & cannot
be prefabricated.

THE SOLUTION?

Remove unintended
legal barriers to small
home construction.

Support innovation
and economic
growth in housing.



TENANTS' RIGHTS OVER SQUATTERS' RIGHTS

Fix a loophole in our housing laws that gives squatters more rights than tenants if they do not use force to enter a property.

THE WHY?

Squatters that do not forcibly enter a property & there was never a landlord-tenant relationship, the landlord could not use the **normal eviction process**.

THEN WHAT?

The landlord would have to go through a separate civil process called **Ejectment**, which can take months longer than a normal eviction.

THE REASON?

Forcible Entry & Detainer (FED)

Unlawful holding by force
ORS 105.115

THE SOLUTION

Consider amending ORS 105.115 to allow for FED evictions in the case of squatters who haven't forcibly entered the properties in which they reside. Permitting landlords to use the standard eviction forms & processes for these circumstances.

ADDRESSING DISCRIMINATION AGAINST HOMELESS YOUTH

THE WHY?

There are no protections to prevent housing discrimination against homeless youth.

THE SOLUTION

Amend ORS 659A.421(2) to add age or status as an emancipated minor to the list of prohibited forms of discrimination in housing

ORS 109.697 Grants minors who meet certain criteria the possibility of entering housing contracts without parental consent, there aren't any laws that protect these minors from age-based discriminatory practices



DID ANY OF THIS GIVE YOU HEARTBURN?!:)

Join the conversation! Working in collaboration with one another is how we create policy that works for all Oregonians. Please reach out if you are interested in working on any of these concepts!

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