

# Senate Bill 495

Sponsored by Senator SMITH DB (Pre-session filed.)

## SUMMARY

The following summary is not prepared by the sponsors of the measure and is not a part of the body thereof subject to consideration by the Legislative Assembly. It is an editor's brief statement of the essential features of the measure **as introduced**. The statement includes a measure digest written in compliance with applicable readability standards.

Digest: This Act repeals rent increase limits near the coast. (Flesch Readability Score: 84.9).  
Exempts residential tenancies within 25 miles of the coastline from maximum limits on rent increases.

## A BILL FOR AN ACT

1  
2 Relating to residential rent increase limits; creating new provisions; and amending ORS 90.323 and  
3 90.600.

4 **Be It Enacted by the People of the State of Oregon:**

5 **SECTION 1.** ORS 90.323 is amended to read:

6 90.323. (1) If a tenancy is a week-to-week tenancy, the landlord may not increase the rent with-  
7 out giving the tenant written notice at least seven days prior to the effective date of the rent in-  
8 crease.

9 (2) During any tenancy other than week-to-week, the landlord may not increase the rent:

10 (a) During the first year after the tenancy begins.

11 (b) At any time after the first year of the tenancy without giving the tenant written notice at  
12 least 90 days prior to the effective date of the rent increase.

13 (c) More than once in any 12-month period.

14 (d) Except as permitted under subsection (5) of this section, by a percentage greater than the  
15 maximum calculated under ORS 90.324 (1).

16 (3) The notices required under this section must specify:

17 (a) The amount of the rent increase;

18 (b) The amount of the new rent;

19 (c) Facts supporting the exemption authorized by subsection (5) of this section, if the increase  
20 is above the amount allowed in subsection (2)(d) of this section; and

21 (d) The date on which the increase becomes effective.

22 (4) A landlord terminating a tenancy with a 30-day notice without cause as authorized by ORS  
23 90.427 (3) or (4) during the first year of a tenancy may not charge rent for the next tenancy in an  
24 amount greater than the maximum amount the landlord could have charged the terminated tenancy  
25 under this section.

26 (5) A landlord is not subject to subsection (2)(d) or (4) of this section if:

27 (a) The first certificate of occupancy for the dwelling unit was issued less than 15 years from  
28 the date of the notice of the rent increase; *[or]*

29 **(b) The dwelling unit is located within 25 miles of any coastline of this state; or**

30 *[(b)]* **(c) The dwelling unit is regulated or certified as affordable housing by a federal, state or**

**NOTE:** Matter in **boldfaced** type in an amended section is new; matter *[italic and bracketed]* is existing law to be omitted.  
New sections are in **boldfaced** type.

1 local government and the change in rent:

2 (A) Does not increase the tenant's portion of the rent; or

3 (B) Is required by program eligibility requirements or by a change in the tenant's income.

4 (6) A landlord that increases rent in violation of subsection (2)(d) or (4) of this section is liable  
5 to the tenant in an amount equal to three months' rent plus actual damages suffered by the tenant.

6 (7) This section does not apply to tenancies governed by ORS 90.505 to 90.850.

7 **SECTION 2.** ORS 90.600 is amended to read:

8 90.600. (1) If a rental agreement is a month-to-month tenancy to which ORS 90.505 to 90.850  
9 apply, the landlord may not increase the rent:

10 (a) Without giving each affected tenant notice in writing at least 90 days prior to the effective  
11 date of the rent increase;

12 (b) More than once in any 12-month period; or

13 (c) By a percentage greater than the maximum calculated under ORS 90.324 (1).

14 (2) The written notice required by subsection (1)(a) of this section must specify:

15 (a) The amount of the rent increase;

16 (b) The amount of the new rent;

17 (c) Facts supporting the exemption authorized by subsection (3) of this section, if the increase  
18 is above the amount allowed in subsection (1)(c) of this section; and

19 (d) The date on which the increase becomes effective.

20 (3) A landlord is not subject to subsection (1)(c) of this section if:

21 (a) The first certificate of occupancy for the dwelling unit was issued less than 15 years from  
22 the date of the notice of the rent increase; *[or]*

23 **(b) The dwelling unit is located within 25 miles of any coastline of this state; or**

24 *[(b)]* (c) The dwelling unit is regulated or certified as affordable housing by a federal, state or  
25 local government and the change in rent:

26 (A) Does not increase the tenant's portion of the rent; or

27 (B) Is required by program eligibility requirements or by a change in the tenant's income.

28 (4) A landlord that increases rent in violation of subsection (1)(c) of this section shall be liable  
29 to the tenant in an amount equal to three months' rent plus actual damages suffered by the tenant.

30 (5) This section does not create a right to increase rent that does not otherwise exist.

31 (6) This section does not require a landlord to compromise, justify or reduce a rent increase that  
32 the landlord otherwise is entitled to impose.

33 (7) Neither ORS 90.510 (1), requiring a landlord to provide a statement of policy, nor ORS 90.510  
34 (4), requiring a landlord to provide a written rental agreement, creates a basis for tenant challenge  
35 of a rent increase, judicially or otherwise.

36 (8)(a) The tenants who reside in a facility may elect one committee of seven or fewer members  
37 in a facility-wide election to represent the tenants. One tenant of record for each rented space may  
38 vote in the election. Upon written request from the tenants' committee, the landlord or a represen-  
39 tative of the landlord shall meet with the committee within 10 to 30 days of the request to discuss  
40 the tenants' nonrent concerns regarding the facility. Unless the parties agree otherwise, upon a  
41 request from the tenants' committee, a landlord or representative of the landlord shall meet with the  
42 tenants' committee at least once, but not more than twice, each calendar year. The meeting shall  
43 be held on the premises if the facility has suitable meeting space for that purpose, or at a location  
44 reasonably convenient to the tenants. After the meeting, the tenants' committee shall send a written  
45 summary of the issues and concerns addressed at the meeting to the landlord. The landlord or the

1 landlord's representative shall make a good faith response in writing to the committee's summary  
2 within 60 days.

3 (b) The tenants' committee may be entitled to informal dispute resolution under ORS 90.769 if  
4 the landlord or landlord's representative fails to meet with the tenants' committee or fails to respond  
5 in good faith to the written summary as required by paragraph (a) of this subsection.

6 **SECTION 3. The amendments to ORS 90.323 and 90.600 by sections 1 and 2 of this 2025**  
7 **Act apply to rent increases for which notice is given on or after the effective date of this 2025**  
8 **Act.**

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