

RHAO

[HB 2001](#)

[Bill Info](#)

Date Input

1/10/19

Summary:

Requires cities with population greater than 10,000 and counties with population greater than 15,000 to allow middle housing in lands zoned for single-family dwellings within urban growth boundary. Requires Land Conservation and Development Commission to draft model code. Requires cities and counties to amend their comprehensive plan and land use regulations to conform with requirement by December 31, 2020, or to directly apply model code developed by commission. Requires Department of Consumer and Business Services to amend Low-Rise Residential Dwelling Code to apply to low-rise middle housing and to amend State of Oregon Structural Specialty Code to not apply to low-rise middle housing. Allows attorney fees, beginning January 1, 2021, for prevailing applicant whose proposal to develop middle housing is denied. Prohibits conditioning approval of accessory dwelling unit within urban growth boundary on off-street parking availability or owner occupancy. Prohibits local governments from requiring system development charges to be paid by developer of middle housing before occupancy permit is issued. Declares emergency, effective on passage.

Status:

2/11/19

H - Public Hearing held.

1/18/19

H - Referred to Human Services and Housing with subsequent referral to Ways and Means.

1/14/19

H - First reading. Referred to Speaker's desk.

[HB 2256](#)

[Bill Info](#)

Date Input

1/10/19

Summary:

Creates Oregon Housing Crisis Task Force. Requires task force to develop recommendations addressing housing affordability. Requires task force to submit report to Legislative Assembly by September 15, 2020. Sunsets task force on December 31, 2020. Declares emergency, effective on passage.

Status:

1/15/19

H - Referred to Human Services and Housing with subsequent referral to Ways and Means.

1/14/19

H - First reading. Referred to Speaker's desk.

[HB 2343](#)

[Bill Info](#)

Date Input

1/10/19

Summary:

Allows political canvassing by manufactured dwelling or floating home facility tenants.

Status:

1/15/19

H - Referred to Human Services and Housing.

1/14/19

H - First reading. Referred to Speaker's desk.

[HB 2461](#)

[Bill Info](#)

Date Input

1/10/19

Summary:

Creates temporary stay of eviction for certain low-income veterans. Directs Department of Veterans' Affairs to maintain referral list of veterans' benefit programs that assist low income veterans in improving housing stability. Directs circuit courts to report to Oregon Criminal Justice Commission annually regarding veteran evictions. Takes effect on 91st day following adjournment sine die.

Status:

1/18/19

H - Referred to Judiciary.

1/14/19

H - First reading. Referred to Speaker's desk.

[HB 2478](#)

Date Input

[Bill Info](#)

1/10/19

Summary:

Requires eviction judgment and writ of restitution to authorize sheriff's use of force in enforcing judgment. Authorizes court to enter order or judgment during first appearance for residential eviction proceeding at stipulation of parties. Amends provisions in order by stipulation.

Status:

1/15/19

H - Referred to Judiciary.

1/14/19

H - First reading. Referred to Speaker's desk.

[HB 2513](#)

Date Input

[Bill Info](#)

1/10/19

Summary:

Requires residential landlords to provide voter registration card to new tenants. Requires buyers' real estate licensees to provide voter registration card to home buyers. Takes effect on 91st day following adjournment sine die.

Status:

1/18/19

H - Referred to Rules.

1/14/19

H - First reading. Referred to Speaker's desk.

[HB 2528](#)

Date Input

[Bill Info](#)

1/10/19

Summary:

Requires residential tenancies to prorate rent calculated based on full days of tenant's occupancy. Declares emergency, effective on passage.

Status:

1/15/19

H - Referred to Human Services and Housing.

1/14/19

H - First reading. Referred to Speaker's desk.

[HB 2596](#)

Date Input

[Bill Info](#)

1/10/19

Summary:

Allows cities and counties to impose controls on rental rates and rental rate increases applicable to spaces in facilities for manufactured or floating homes.

Status:

1/15/19

H - Referred to Human Services and Housing.

1/14/19

H - First reading. Referred to Speaker's desk.

[HB 2597](#)

Date Input

[Bill Info](#)

1/10/19

Summary:

Requires Office of Manufactured Dwelling Park Community Relations to establish landlord-tenant dispute resolution program for tenants of facilities subject to certain rent increases to initiate dispute-resolution process. Requires landlord to notify tenant of program in rent increase notices.

Status:

1/15/19

H - Referred to Human Services and Housing.

1/14/19

H - First reading. Referred to Speaker's desk.

[HB 2663](#)

Date Input

[Bill Info](#)

1/10/19

Rainmakers
2019 Regular Session
Bill Summary Report

Summary: Requires Department of Consumer and Business Services to review state building code for purpose of identifying provisions that unnecessarily prohibit, restrict or create disincentives for conversion of single-family dwellings into structures with two to four dwelling units designed primarily for permanent occupancy. Requires department to undertake rulemaking to amend or repeal provisions identified by review. Creates tax credit regarding amounts expended for conversion of single-family dwelling into structure with two to four dwelling units designed primarily for permanent occupancy. Applies for amounts expended during tax years beginning on or after January 1, 2020, and before January 1, 2026.

Status:

1/18/19

H - Referred to Revenue.

1/14/19

H - First reading. Referred to Speaker's desk.

[HB 2683](#)

Date Input

[Bill Info](#)

1/10/19

Summary:

Prohibits landlords that allow pets from charging tenants additional rent or fees based on possession of pets.

Status:

1/15/19

H - Referred to Human Services and Housing.

1/14/19

H - First reading. Referred to Speaker's desk.

[HB 2700](#)

Date Input

[Bill Info](#)

1/10/19

Summary:

Extends sunset for property tax exemption for multiple-unit housing. Takes effect on 91st day following adjournment sine die.

Status:

1/18/19

H - Referred to Human Services and Housing with subsequent referral to Revenue.

1/14/19

H - First reading. Referred to Speaker's desk.

[HB 2727](#)

Date Input

[Bill Info](#)

1/21/19

Summary:

Allows subtraction from federal taxable income of gain from sale of opportunity zone property, defined as property in low-income census tract developed for affordable housing and held for stated period of time. Applies to tax years beginning on or after January 1, 2019. Takes effect on 91st day following adjournment sine die.

Status:

1/28/19

H - Referred to Human Services and Housing with subsequent referral to Revenue.

1/22/19

H - First reading. Referred to Speaker's desk.

[HB 2764](#)

Date Input

[Bill Info](#)

1/21/19

Summary:

Prohibits landlord in evaluating applicant for residential tenancy from requesting information about applicant's criminal history and from considering criminal history prior to performing criminal screening.

Status:

1/25/19

H - Referred to Human Services and Housing.

1/22/19

H - First reading. Referred to Speaker's desk.

[HB 2802](#)

Date Input

[Bill Info](#)

1/26/19

Summary:

Establishes Homeownership Repair and Rehabilitation Program within Housing and Community Services Department to provide grants to entities providing financial assistance to persons in low income households for repair and rehabilitation of residences. Establishes Homeownership Repair and Rehabilitation Program Fund to support program. Requires 50 percent of fund to be administered by community action agency network. Establishes Healthy Homes Program within department to research housing health hazards and to provide revolving funds for organizations addressing housing health hazards. Establishes Healthy Homes Revolving Fund to support program. Appropriates moneys from General Fund to department for deposit into both funds. Makes programs operative January 1, 2020. Declares emergency, effective July 1, 2019.

Status:

2/4/19

H - Referred to Human Services and Housing with subsequent referral to Ways and Means.

1/28/19

H - First reading. Referred to Speaker's desk.

[HB 2811](#)

Date Input

[Bill Info](#)

1/26/19

Summary:

Exempts from taxation amounts received from sale of real property to housing authority or community development corporation. Applies to tax years beginning on or after January 1, 2020, and before January 1, 2023. Takes effect on 91st day following adjournment sine die.

Status:

2/4/19

H - Referred to Revenue.

1/28/19

H - First reading. Referred to Speaker's desk.

[HB 2812](#)

Date Input

[Bill Info](#)

1/26/19

Summary:

Expands Housing and Community Services Department's use of Home Ownership Assistance Account to support households with below area median income and to support organizations' homeownership programs with any percentage of home construction or rehabilitation costs.

Status:

2/4/19

H - Referred to Human Services and Housing.

1/28/19

H - First reading. Referred to Speaker's desk.

[HB 2860](#)

Date Input

[Bill Info](#)

2/9/19

Summary:

Requires Oregon Health Authority to analyze ground water contaminant data and provide education in areas with ground water contaminant problems. Authorizes authority to make grants and loans for purpose of assisting rental property owners and low-income property owners with installation of treatment systems. Authorizes authority to make grants to local public health authorities and other specified entities for purposes related to ensuring safe ground water. Establishes Safe Well Water Fund and continuously appropriates moneys in fund to authority for purpose of making grants and loans. Appropriates moneys from General Fund for deposit in Safe Well Water Fund. Requires, for each dwelling unit rented by landlord for which source of drinking water is well, landlord to collect and test samples of drinking water from dwelling unit for arsenic, total coliform bacteria and nitrates. Becomes operative March 1, 2020.

Status:

2/21/19

H - Public Hearing scheduled.

2/4/19

H - First reading. Referred to Speaker's desk.

Rainmakers
2019 Regular Session
Bill Summary Report

2/4/19 H - Referred to Energy and Environment with subsequent referral to Ways and Means.

[SB 0262](#)

Date Input

[Bill Info](#)

1/10/19

Summary: Extends sunset for property tax exemption for multiple-unit housing. Takes effect on 91st day following adjournment sine die.

Status:

1/15/19 S - Referred to Housing, then Finance and Revenue.

1/14/19 S - Introduction and first reading. Referred to President's desk.

[SB 0278](#)

Date Input

[Bill Info](#)

1/10/19

Summary: Extends eligibility for Rent Guarantee Program to individuals between 17 and 20 years of age who were wards within past six years. Prohibits Housing and Community Services Department or providers from charging low-income participants for tenant education courses.

Status:

2/21/19 S - Public Hearing Scheduled.

1/15/19 S - Referred to Human Services.

1/14/19 S - Introduction and first reading. Referred to President's desk.

[SB 0466](#)

Date Input

[Bill Info](#)

1/10/19

Summary: Creates task force to develop specific standards for animal to qualify as assistance animal or companion animal for purposes of state law. Requires task force to report to interim committee of Legislative Assembly on or before September 15, 2020. Sunsets task force December 31, 2020. Takes effect on 91st day following adjournment sine die.

Status:

1/16/19 S - Referred to Judiciary, then Ways and Means.

1/14/19 S - Introduction and first reading. Referred to President's desk.

[SB 0484](#)

Date Input

[Bill Info](#)

1/10/19

Summary: Limits landlord to single applicant screening charge per applicant applying to rent multiple dwelling units owned or managed by landlord. Requires landlord to refund applicant screening charge if applicant qualifies but is not offered dwelling unit to rent.

Status:

1/15/19 S - Referred to Housing.

1/14/19 S - Introduction and first reading. Referred to President's desk.

[SB 0586](#)

Date Input

[Bill Info](#)

1/15/19

**Rainmakers
2019 Regular Session
Bill Summary Report**

Summary: Renames "Office of Manufactured Dwelling Park Community Relations" to "Manufactured and Marina Communities Division," "Mobile Home Parks Account" to "Manufactured and Marina Communities Account" and "Mobile Home Parks Purchase Account" to "Residential Dwelling Facilities Purchase Account." Extends division's duties and accounts' uses to marinas and floating home tenants. Requires floating home owners in marina to pay fees to Manufactured and Marina Communities Account. Requires marina owners to pay fees to account and complete educational requirements. Delays operative date. Applies provisions for sale of manufactured dwelling park to marina. Extends sunset for capital gains exemption for sales of manufactured dwelling parks to nonprofits or housing authority through 2025. Extends sunset for tax credits to owners of manufactured dwelling with tenancy terminated by park closure through 2025. Allows tenants of facilities to enter into storage agreements with landlords for 12 months following lease termination. Requires specificity in notice from landlords in manufactured dwelling park before undertaking maintenance on tree that may become hazard tree and allows tenant to assume maintenance of tree. Authorizes marina landlord to require tenant to move floating home at landlord's cost. Requires marina landlords to extend for-cause termination notice for 10 months to allow tenant to repair home's float. Amends requirements for siting, billing and notice before converting facility to submeter or pro rata billing methods. Amends other facility billing and conversion processes.

Status:

1/17/19 S - Referred to Housing.
1/14/19 S - Introduction and first reading. Referred to President's desk.

SB 0608

Bill Info

Date Input

1/10/19

Summary:

Prohibits landlord from terminating month-to-month tenancy without cause after 12 months of occupancy. Provides exception for certain tenancies on building or lot used by landlord as residence. Allows landlord to terminate tenancy with 90 days' written notice and payment of one month's rent under certain conditions. Exempts landlord managing four or fewer units from payment of one month's rent. Provides that fixed term tenancy becomes month-to-month tenancy upon ending date if not renewed or terminated. Allows landlord to not renew fixed term tenancy if tenant receives three lease violation warnings within 12 months during term and landlord gives 90 days' notice. Limits rent increases for residential tenancies to one per year. Limits maximum annual rent increase to seven percent above annual change in consumer price index. Requires Oregon Department of Administrative Services to publish maximum annual rent increase percentage. Declares emergency, effective on passage.

Status:

2/20/19 H - Possible Work Session scheduled.
2/18/19 H - Public Hearing scheduled.
2/13/19 H - First reading. Referred to Speaker's desk.
2/13/19 H - Referred to Human Services and Housing.
2/12/19 S - Third reading. Carried by Fagan, Monnes Anderson. Passed.
2/7/19 S - Recommendation: Do pass.
2/7/19 S - Second reading.

2/4/19 S - Public Hearing and Work Session held.
1/17/19 S - Referred to Housing.
1/14/19 S - Introduction and first reading. Referred to President's desk.

[SB 0778](#)

[Bill Info](#)

Date Input

2/13/19

Summary:

Expands eligibility of Certificate of Good Standing to include persons convicted of person felony or person Class A misdemeanor. Requires court to provide copy of petition for certificate to district attorney. Provides that, in negligence actions against landlord for renting or leasing to specific tenant, fact that tenant has valid Certificate of Good Standing creates rebuttable presumption that landlord was not negligent. Prohibits denial of license, permit, registration, certificate or other qualification to engage in practice of profession, occupation or business, or preclusion from volunteering in school, based solely on prior criminal conviction if person has Certificate of Good Standing.

Status:

2/14/19 S - Referred to Judiciary.
2/12/19 S - Introduction and first reading. Referred to President's desk.