

## SB 608 STAFF MEASURE SUMMARY

### Senate Committee On Housing

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**Meeting Dates:** 2/4

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#### WHAT THE MEASURE DOES:

Prohibits termination of month-to-month tenancies without cause after one year of occupancy.

Requires fixed-term tenancies to convert to month-to-month after a year of occupancy, unless a new fixed term is agreed on, or the landlord has warned the tenant contemporaneously in writing of three separate violations of agreement within the preceding 12 months, as specified, and provided 90 days written notice.

Exempts owner-occupied tenancies (no more than two dwellings, in the same building or on the same property as a landlord's primary residence).

Allows landlords to terminate tenancies in order to demolish or repurpose the dwelling within a reasonable time; to renovate or repair premises that are or will be unsafe or unfit for occupancy within a reasonable time; or to occupy the premises as a primary residence for self or immediate family when no comparable unit is available at the same location at the same time; or when the landlord has notified the tenant within 120 days of accepting a buyer's offer to purchase the dwelling as primary residence. Requires notice to specify reason, date, and supporting facts. Requires landlord to pay tenant one month's rent unless there are four or fewer dwelling units.

Provides tenant defense against action for possession and three months' rent plus actual damages for violations when tenant brings action within one year.

Limits residential rent increases within any 12-month period to no more than 7% above change to the consumer price index, except when the dwelling has been certified for occupancy less than 15 years, or when rent is reduced pursuant to a government assistance or subsidy program. Provides for actual damages plus three month's rent for violations.

Declares emergency, effective on passage.

#### ISSUES DISCUSSED:

##### EFFECT OF AMENDMENT:

*[-1 amendment]* Replaces emergency clause with effective date 91st day after *sine die*.

*[-2 amendment]* Includes mechanical or structural work among repairs and renovations that allow a landlord to terminate a tenancy, and that is exempt from limitations on rent increase.

*[-3 amendment]* Changes reference to residential "use" to residential "tenancy" within qualifying reason to terminate tenancy: to demolish or convert use.

*[-4 amendment]* Provides for 30-day notice to terminate tenancy, rather than 90, when landlord accepts purchase offer as specified. Exempts landlords from paying one month's rent upon qualified termination of tenancy if landlord's primary residence is in the same building or on the same property as tenant's.

*[-5 amendment]* Prohibits local governments from requiring landlord payment to terminate residential tenancy except pursuant to statute governing apportionment of rent when tenant holds-over.

BACKGROUND:

PRELIMINARY