

**From:** [John VanLandingham](#)  
**To:** [Exhibits SHOUS](#)  
**Cc:** [Sen Prozanski](#); [Newell Channa](#)  
**Subject:** SB 970  
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Chair Fagan, Vice-chair Heard, and members of the Senate Committee on Housing:

Senate Bill 970 was developed under the leadership of Sen. Prozanski and Rep. Nathanson, after publicity in the Eugene Register-Guard which alleged misconduct and misrepresentations by a manufactured housing park manager in a Eugene MH park with regard to sales of MHs by the homeowner/tenant. Similar allegations in 2014 about this same issue in this same park prompted legislative changes negotiated through the MH Landlord/Tenant Coalition in the 2015 legislative session (HB 3016). Sen. Prozanski held a hearing on these allegations before the Interim Joint Committee on the Judiciary in May 2018. He convened and led a work group of landlord and tenant advocates that met twice. This bill is the result of that effort.

Here is a summary of the bill:

SECTION 1. Prohibits all landlords (apartments and facilities) from considering convictions for marijuana possession or use in denying an applicant. Also from considering possession of a medical marijuana card or status as a medical marijuana patient. ORS 90.303.

SECTION 2. Prohibits facility landlords (manufactured homes and floating homes) from denying a tenant the right to hire a real estate agent or licensed manufactured structure dealer of the tenant's choosing. ORS 90.525.

SECTION 3. Clarification that a facility landlord who is a dealer may

require that a buyer of a home from the landlord must place that home in the facility. ORS 90.525.

SECTION 4. Requires a facility landlord, when considering an applicant, to provide the applicant with a handout on the rights of tenants and landlords when selling a home in the facility. Oregon Housing & Community Services' Manufactured Communities Resource Center to draft the form handout. ORS 90.525.

SECTION 5. Amends ORS 90.555 regarding subleases in facilities – meaning the tenant who owns the home in the facility rents the home to a third party/sub-tenant to live in – to provide that, if the landlord subleases homes it owns and has for sale, the landlord must allow tenants to do the same.

SECTION 6. Decreases the amount of time that a facility landlord has to review and approve or deny an applicant for tenancy of a home that a tenant has for sale, under ORS 90.680, from seven to five days.

SECTION 7. Increases the penalty for violations of these and other statutes from a minimum of \$200 to \$500 and for multiple violations (3 or more) within a 24-month period from \$500 to \$1,000. ORS 90.710.

**John VanLandingham**  
Attorney at Law  
Lane County Legal Aid/Oregon Law Center  
376 East 11<sup>th</sup> Avenue  
Eugene, OR 97401  
541-485-1017 (x138) (w); 541-285-8445 (c)  
johnvl@oregonlawcenter.org