

HOUSE AMENDMENTS TO A-ENGROSSED SENATE BILL 586

By COMMITTEE ON HUMAN SERVICES AND HOUSING

May 30

1 On page 1 of the printed A-engrossed bill, line 2, after “ORS” delete the rest of the line and
2 delete lines 3 through 5 and insert “90.100, 90.155, 90.300, 90.302, 90.510, 90.531, 90.532, 90.533,
3 90.534, 90.536, 90.537, 90.538, 90.539, 90.543, 90.545, 90.555, 90.600, 90.610, 90.630, 90.632, 90.643,
4 90.645, 90.650, 90.655, 90.675, 90.725, 90.727, 90.732, 90.734, 90.736, 90.771, 90.842, 90.844, 90.846,
5 90.848, 90.849, 90.850, 92.840, 93.643, 105.124, 105.138, 446.515, 446.525, 446.533, 446.543, 446.547,
6 456.095, 456.233 and 457.160; and repealing ORS 90.805, 90.810, 90.815, 90.820 and 90.830.”.

7 In line 8, delete “DIVISION”.

8 Delete lines 10 through 16.

9 On page 2, delete lines 1 through 4 and insert:

10 “**SECTION 1.** (1) **The Office of Manufactured Dwelling Park Community Relations of the**
11 **Housing and Community Services Department is abolished, and all the duties, functions, and**
12 **powers of the office are imposed upon, transferred to and vested in the Housing and Com-**
13 **munity Services Department.**

14 “(2) **Whenever, in any statutory law or resolution of the Legislative Assembly or in any**
15 **rule, document, record or proceeding authorized by the Legislative Assembly, reference is**
16 **made to the Office of Manufactured Dwelling Park Community Relations, the reference is**
17 **considered to be a reference to the Housing and Community Services Department.**

18 “(3) **For the purpose of harmonizing and clarifying statutory law, the Legislative Counsel**
19 **may substitute for words designating the ‘Office of Manufactured Dwelling Park Community**
20 **Relations,’ wherever they occur in statutory law, other words designating the ‘Housing and**
21 **Community Services Department.’”.**

22 Delete lines 15 through 45.

23 On page 3, delete lines 1 through 26 and insert:

24 “**SECTION 3.** ORS 446.533 is amended to read:

25 “446.533. There hereby is established separate and distinct from the General Fund the [*Mobile*
26 *Home Parks*] **Manufactured and Marina Communities** Account [*of the Housing and Community*
27 *Services Department*]. [*Except as otherwise provided by law,*] All moneys [*appropriated or credited*
28 *to*] **in** the account are **continuously** appropriated [*continuously for and shall be used by the Director*
29 *of*] **to** the Housing and Community Services Department [*for the purpose of carrying*] **to carry** out
30 the duties and responsibilities [*imposed under ORS 105.138 and 446.515 to 446.547*] **of the depart-**
31 **ment under ORS 90.505 to 90.850 and 446.515 to 446.547.** Interest earned on the account [*shall*
32 *be*] **is** credited to the account.

33 “**SECTION 4.** ORS 446.543 is amended to read:

34 “446.543. [*(1) An Office of Manufactured Dwelling Park Community Relations is established in the*
35 *Housing and Community Services Department.*]

1 “[(2)] The [*Director of the*] Housing and Community Services Department shall [, *through the use*
2 *of office personnel or by other means*];

3 “[*(a)*] (1) Undertake, participate in or cooperate with persons and agencies in such conferences,
4 inquiries, meetings or studies as might lead to improvements in manufactured dwelling park **and**
5 **marina** landlord and tenant relationships;

6 “[*(b)*] (2) Develop and implement a centralized resource referral program for tenants and land-
7 lords to encourage the voluntary resolution of disputes;

8 “[*(c)*] (3) Maintain a current list of manufactured dwelling parks **and marinas** in the state, in-
9 dicating the total number of spaces;

10 “[*(d)*] *Not be directly affiliated, currently or previously, in any way with a manufactured dwelling*
11 *park within the preceding two years; and*]

12 “[*(e)*] (4) Take other actions or perform such other duties as [*the director deems*] necessary or
13 appropriate, including but not limited to coordinating or conducting tenant resource fairs, providing
14 tenant counseling and service referrals related to park closures and providing outreach services to
15 educate tenants regarding tenant rights and responsibilities and the availability of services[.]; **and**

16 “[*(3)*] (5) [*The office shall*] Adopt rules to administer ORS 90.645 and 90.655.

17 “**SECTION 5.** ORS 90.732 is amended to read:

18 “90.732. (1) Every landlord of a manufactured dwelling park shall register annually in writing
19 with the Housing and Community Services Department. The department shall charge the landlord
20 a registration fee of [~~\$50~~] **\$100** for parks with more than 20 spaces and [~~\$25~~] **\$50** for parks with 20
21 or fewer spaces. The landlord shall file a registration and pay a registration fee for each park owned
22 or managed by the landlord. The registration shall consist of the following information:

23 “(a) The name and business mailing address of the landlord and of any person authorized to
24 manage the premises of the park.

25 “(b) The name of the park.

26 “(c) The physical address of the park [*or*] **and**, if different from the physical address, the mailing
27 address.

28 “(d) A telephone number of the park.

29 “(e) The total number of spaces in the park.

30 “(2) The landlord of a new manufactured dwelling park shall register with the department no
31 later than 60 days after the opening of the park.

32 “(3) The department shall send a written reminder notice to each landlord that holds a current
33 registration under this section before the due date for the landlord to file a new registration. The
34 department shall confirm receipt of a registration.

35 “(4) Notwithstanding subsections (1) to (3) of this section, the department may provide for reg-
36 istration and confirmation of registration to be accomplished by electronic means instead of in
37 writing.

38 “(5) Moneys from registration fees described in subsection (1) of this section [*shall*] **must** be
39 deposited in the [*Mobile Home Parks*] **Manufactured and Marina Communities** Account.
40 [*Notwithstanding ORS 446.533, moneys deposited in the account under this section are continuously*
41 *appropriated to the department for the purpose of implementing and administering the duties of the*
42 *department under this section and ORS 90.734 and 90.738.*]

43 “**SECTION 6.** ORS 90.736 is amended to read:

44 “90.736. (1) The Housing and Community Services Department may assess a civil penalty against
45 a landlord or owner if the department finds that the landlord or owner has not complied with ORS

1 90.732 or 90.734. The civil penalty may not exceed \$1,000. The department shall assess the civil
2 penalty according to the schedule of penalties developed by the department under ORS 90.738. In
3 assessing a civil penalty under this section, the department shall take into consideration any good
4 faith efforts by the landlord or owner to comply with ORS 90.732 or 90.734.

5 “(2) **The department shall deposit** a civil penalty assessed under this section [*shall be depos-*
6 *ited*] in the [*Mobile Home Parks Account and continuously appropriated to the department for use in*
7 *carrying out the policies described in ORS 446.515*] **Manufactured and Marina Communities Ac-**
8 **count.**

9 “(3) If a civil penalty assessed under this section is not paid on or before 90 days after the order
10 assessing the civil penalty becomes final by operation of law, the department may file the order with
11 the county clerk of the county where the manufactured dwelling park of the landlord or owner is
12 located as a lien against the park. In addition to any other available remedy, recording the order
13 in the County Clerk Lien Record has the effect provided for in ORS 205.125 and 205.126 and the
14 order may be enforced as provided in ORS 205.125 and 205.126.

15
16 **“MANUFACTURED DWELLING PARK AND MARINA MEDIATION**

17
18 **“SECTION 7. Section 8 of this 2019 Act is added to and made a part of ORS 90.505 to**
19 **90.850.**

20 **“SECTION 8. (1) For disputes subject to mediation under this section, if any party initi-**
21 **ates mediation under this section, mediation is mandatory. A landlord of a tenancy subject**
22 **to ORS 90.505 to 90.850 shall establish a mediation policy to resolve disputes related to:**

23 **“(a) Landlord or tenant compliance with the rental agreement or with the provisions of**
24 **this chapter;**

25 **“(b) Landlord or tenant conduct within the facility; or**

26 **“(c) The modification of a rule or regulation under ORS 90.610.**

27 **“(2) A mediation policy under this section must include:**

28 **“(a) The process and format by which a tenant or landlord may initiate mediation.**

29 **“(b) The names and contact information, including the phone number and website ad-**
30 **dress, for mediation services available through the referral program provided by the Housing**
31 **and Community Services Department under ORS 446.543 (2) and any other no-cost mediation**
32 **service acceptable to the landlord.**

33 **“(c) Information substantially explaining requirements for mediation under subsections**
34 **(3) to (7) of this section.**

35 **“(3) Mediation conducted under this section:**

36 **“(a) In addition to any process authorized under subsection (2)(a) of this section, may**
37 **be initiated by the landlord or tenant’s contact with the Housing and Community Services**
38 **Department in a format required by the department.**

39 **“(b) May not resolve any matters except by the agreement of all parties.**

40 **“(c) Must require that communications from all parties are held strictly confidential and**
41 **may not be used in any legal proceedings.**

42 **“(d) May be used to resolve:**

43 **“(A) Disputes between the landlord and one or more tenants, initiated by any party; and**

44 **“(B) Disputes between any two or more tenants, initiated only by the landlord.**

45 **“(e) Must allow a party to designate any person, including a nonattorney, to represent**

1 the interests of the party provided that the person has the authority to bind that party to
2 any resolution of the dispute.

3 “(f) Must comply with any other provisions as the Housing and Community Services De-
4 partment may require by rule.

5 “(4) Parties must participate in mediation under this section by making a good faith ef-
6 fect to schedule mediation within 30 days after mediation is initiated, attending and partic-
7 ipating in mediation and cooperating with reasonable requests of the mediator.

8 “(5) After mediation has been initiated and while it is ongoing under this section:

9 “(a) Any statute of limitations related to the dispute is tolled.

10 “(b) A party may not file an action related to the dispute, including an action for pos-
11 session under ORS 105.110.

12 “(c)(A) A tenant shall continue paying rent to the landlord.

13 “(B) A landlord receiving rent under this paragraph has not accepted rent for the pur-
14 poses of ORS 90.412 (2), provided that the landlord refunds the rent within 10 days following
15 the conclusion of mediation.

16 “(6) Unless specifically provided for in a mediation policy established under this section,
17 or agreed to by all parties, no party may initiate mediation for:

18 “(a) Facility closures consistent with ORS 90.645 or 90.671.

19 “(b) Facility sales consistent with ORS 90.842 to 90.850.

20 “(c) Rent increases consistent with ORS 90.600.

21 “(d) Rent payments or amounts owed.

22 “(e) Tenant violations alleged in a termination notice given under ORS 90.394, 90.396 or
23 90.630 (8).

24 “(f) Violations of an alleged unauthorized person in possession in a notice given under
25 ORS 90.403.

26 “(g) Unless initiated by the victim, a dispute involving allegations of domestic violence,
27 sexual assault or stalking or a dispute between the victim and the alleged perpetrator.

28 “(h) A dispute arising after the termination of the tenancy, including under ORS 90.425,
29 90.675 or 105.161.

30 “(7) This section does not require any party to:

31 “(a) Reach an agreement on any or all issues submitted to mediation;

32 “(b) Participate in more than one mediation session or participate for an unreasonable
33 length of time in a session; or

34 “(c) Waive or forego any rights or remedies or the use of any other available informal
35 dispute resolution process.

36 “(8) A mediator in a mediation under this section shall notify the Housing and Commu-
37 nity Services Department as to whether the dispute was resolved through mediation but may
38 not provide the department with the contents of any resolution.

39 “(9) A landlord may unilaterally amend a rental agreement or facility rules and regu-
40 lations to comply with this section.

41 “(10) If a party refuses to participate in good faith in mediation with another party or
42 uses mediation to harass another party, the other party:

43 “(a) Has a defense to a claim related to the subject of the dispute for which mediation
44 was sought; and

45 “(b) Is entitled to damages of one month’s rent against the party.

1 **“SECTION 9. (1) The Housing and Community Services Department shall award grants**
2 **to persons to provide legal representation to low-income facility tenants in addressing dis-**
3 **putes involving legal matters arising under ORS chapter 90.**

4 **“(2) The department may adopt rules and income level criteria to implement this pro-**
5 **gram.**

6 **“(3) In selecting entities for grants under this section, the department shall consider the**
7 **experience and qualifications of the entities relating to:**

8 **“(a) Representing tenants in disputes arising under ORS chapter 90;**

9 **“(b) Serving tenants throughout the state, including by telephone or online communi-**
10 **cations or resources when appropriate; and**

11 **“(c) Ability to network with other attorneys to leverage the available legal assistance.**

12 **“(4) Total grant amounts awarded under this section may only come from the Manufac-**
13 **tured and Marina Communities account under ORS 446.533 and may not exceed \$200,000 per**
14 **biennium.**

15 **“SECTION 10. (1) There is established the Manufactured and Marina Communities Dis-**
16 **pute Resolution Advisory Committee.**

17 **“(2) Members of the committee are appointed by the Director of the Housing and Com-**
18 **munity Services Department. The director shall have discretion to determine the number of**
19 **committee members and the duration of membership. The committee membership must be**
20 **geographically representative of all regions of this state and must include an equal number**
21 **of representatives of landlords of facilities or their advocates and representatives of tenants**
22 **of facilities or their advocates and at least one representative of a provider of mediation**
23 **services.**

24 **“(3) The committee shall:**

25 **“(a) Advise the Housing and Community Services Department regarding the mandatory**
26 **mediation required by section 8 of this 2019 Act and the grants provided under section 9 of**
27 **this 2019 Act.**

28 **“(b) No later than September 15 of each even-numbered year, provide a report to the**
29 **appropriate interim committees of the Legislative Assembly, in the manner provided under**
30 **ORS 192.245, regarding the effectiveness of the mandatory mediation required by section 8**
31 **of this 2019 Act and the grants provided under section 9 of this 2019 Act and make recom-**
32 **mendations regarding the continuation of mandatory mediation and the renewal of the**
33 **grants.**

34 **“SECTION 11. Section 8 of this 2019 Act applies to rental agreements entered into before,**
35 **on or after the effective date of this 2019 Act.**

36 **“SECTION 12. Sections 9 and 10 of this 2019 Act are repealed January 2, 2024.**

37 **“SECTION 13. ORS 90.610 is amended to read:**

38 **“90.610. (1) As used in this section, ‘eligible space’ means each space in the facility as long as:**

39 **“(a) The space is rented to a tenant and the tenancy is subject to ORS 90.505 to 90.850; and**

40 **“(b) The tenant who occupies the space has not:**

41 **“(A) Previously agreed to a rental agreement that includes the proposed rule or regulation**
42 **change; or**

43 **“(B) Become subject to the proposed rule or regulation change as a result of a change in rules**
44 **or regulations previously adopted in a manner consistent with this section.**

45 **“[(2) Notwithstanding ORS 90.245 (1), the parties to a rental agreement to which ORS 90.505 to**

1 90.850 apply shall provide for a process establishing informal dispute resolution of disputes that may
2 arise concerning the rental agreement for a manufactured dwelling or floating home space.]

3 “[3] (2) The landlord may propose changes in rules or regulations, including changes that make
4 a substantial modification of the landlord’s bargain with a tenant, by giving written notice of the
5 proposed rule or regulation change, and unless tenants of at least 51 percent of the eligible spaces
6 in the facility object in writing within 30 days of the date the notice was served, the change shall
7 become effective for all tenants of those spaces on a date not less than 60 days after the date that
8 the notice was served by the landlord.

9 “[4] (3) One tenant of record per eligible space may object to the rule or regulation change
10 through either:

11 “(a) A signed and dated written communication to the landlord; or

12 “(b) A petition format that is signed and dated by tenants of eligible spaces and that includes
13 a copy of the proposed rule or regulation and a copy of the notice.

14 “[5] (4) If a tenant of an eligible space signs both a written communication to the landlord and
15 a petition under subsection [4] (3) of this section, or signs more than one written communication
16 or petition, only the latest signature of the tenant may be counted.

17 “[6] (5) Notwithstanding subsection [4] (3) of this section, a proxy may be used only if a
18 tenant has a disability that prevents the tenant from objecting to the rule or regulation change in
19 writing.

20 “[7] (6) The landlord’s notice of a proposed change in rules or regulations required by sub-
21 section [3] (2) of this section must be given or served as provided in ORS 90.155 and must include:

22 “(a) Language of the existing rule or regulation and the language that would be added or deleted
23 by the proposed rule or regulation change; and

24 “(b) A statement substantially in the following form, with all blank spaces in the notice to be
25 filled in by the landlord:

26 “ _____

27
28 NOTICE OF PROPOSED RULE
29 OR REGULATION CHANGE

30 The landlord intends to change a rule or regulation in this facility.

31 The change will go into effect unless tenants of at least 51 percent of the eligible spaces object
32 in writing within 30 days. Any objection must be signed and dated by a tenant of an eligible space.

33 The number of eligible spaces as of the date of this notice is: _____. Those eligible spaces are
34 (space or street identification): _____.

35 The last day for a tenant of an eligible space to deliver a written objection to the landlord is
36 _____ (landlord fill in date).

37 Unless tenants in at least 51 percent of the eligible spaces object, the proposed rule or regu-
38 lation will go into effect on _____.

39 The parties may attempt to resolve disagreements regarding the proposed rule or regulation
40 change by using the facility’s **mandatory mediation process or, if available, the facility’s in-**
41 **formal dispute resolution process.**

42 “ _____

43
44 “[8] (7) A good faith mistake by the landlord in completing those portions of the notice relating
45 to the number of eligible spaces that have tenants entitled to vote or relating to space or street

1 identification numbers does not invalidate the notice or the proposed rule or regulation change.

2 “[(9)] (8) After the effective date of the rule or regulation change, when a tenant continues to
3 engage in an activity affected by the new rule or regulation to which the landlord objects, the
4 landlord may give the tenant a notice of termination of the tenancy pursuant to ORS 90.630. [The
5 notice shall include a statement that the tenant may request a resolution through the facility’s informal
6 dispute resolution process by giving the landlord a written request within seven days from the date the
7 notice was served. If the tenant requests an informal dispute resolution, the landlord may not file an
8 action for possession pursuant to ORS 105.105 to 105.168 until 30 days after the date of the tenant’s
9 request for informal dispute resolution or the date the informal dispute resolution is complete, which-
10 ever occurs first.]

11 “[10) An agreement under this section may not require informal dispute resolution of disputes re-
12 lating to:]

13 “[(a) Facility closure;]

14 “[(b) Facility sale; or]

15 “[(c) Rent, including but not limited to amount, increase and nonpayment.]

16 “[11) ORS 90.510 (1) to (3), requiring a landlord to provide a statement of policy, do not create a
17 basis for a tenant to demand informal dispute resolution of a rent increase.]

18 “**SECTION 14. Sections 9, 10 and 14a of this 2019 Act and ORS 446.380, 446.385, 446.390 and**
19 **446.392 are added to and made a part of ORS 446.515 to 446.547.**

20 “**SECTION 14a. As used in ORS 446.515 to 446.547, ‘facility,’ ‘manufactured dwelling,’**
21 **‘manufactured dwelling park’ and ‘marina’ have the meanings given those terms in ORS**
22 **90.100.**

23 “**SECTION 15.** ORS 446.515 is amended to read:

24 “446.515. (1) It is the policy of the State of Oregon:

25 “(a) To encourage [*mobile home and*] manufactured dwelling park **and marina** residents and
26 [*mobile home and*] manufactured dwelling park **and marina** owners and managers to settle disputes
27 among themselves without recourse, if possible, to either the court system or intervention by a state
28 agency.

29 “(b) To assist [*mobile home and*] manufactured dwelling park **and marina** residents and [*mobile*
30 *home and*] manufactured dwelling park **and marina** owners and managers to develop alternative
31 dispute resolution techniques including, but not limited to, providing technical advice in the area
32 of mediation.

33 “(c) To educate [*mobile home and*] manufactured dwelling park **and marina** residents, owners
34 and managers about issues and laws that affect [*mobile home and*] manufactured dwelling park **and**
35 **marina** tenancies for the purpose of assisting those persons in resolving disputes.

36 “(2) The Legislative Assembly recognizes that a significant percentage of its citizens are [*mobile*
37 *home and*] manufactured dwelling park **and marina** residents, owners or managers and that a pro-
38 posal which reduces the necessity of court resolution of certain disputes between these residents,
39 owners and managers may help these citizens avoid the expense of going to court.

40 “(3) All citizens of this state benefit when the courts are reserved for the resolution of the types
41 of disputes for which no alternative dispute resolution exists.

42 “(4) **For some disputes, alternative dispute resolution is not effective and tenants must**
43 **have recourse to legal representation and the courts.**

44 “**SECTION 16.** ORS 446.547 is amended to read:

45 “446.547. [*Each mobile home and manufactured dwelling park shall*] **In addition to mandatory**

1 **mediation required under section 8 of this 2019 Act, a facility may** establish an informal dispute
2 resolution procedure that *[insures]* **ensures** each issue with merit *[shall be given a fair hearing]* **is**
3 **addressed** within 30 days *[of]* **after** receipt of a formal complaint.”.

4 In line 27, delete “10” and insert “17”.

5 In line 45, delete “Manufactured and Marina Communities Division of the”.

6 On page 4, line 4, delete “division” and insert “department”.

7 Delete lines 18 through 45 and delete page 5.

8 On page 6, delete lines 1 through 41 and insert:

9 “**SECTION 18.** ORS 90.732, as amended by section 5 of this 2019 Act, is amended to read:

10 “90.732. (1) Every landlord of a *[manufactured dwelling park]* **facility** shall register annually in
11 writing with the Housing and Community Services Department. The department shall charge the
12 landlord a registration fee of \$100 for *[parks]* **facilities** with more than 20 spaces and \$50 for
13 *[parks]* **facilities** with 20 or fewer spaces. The landlord shall file a registration and pay a registra-
14 tion fee for each *[park]* **facility** owned or managed by the landlord. The registration shall consist
15 of the following information:

16 “(a) The name and business mailing address of the landlord and of any person authorized to
17 manage the premises of the *[park]* **facility**.

18 “(b) The name of the *[park]* **facility**.

19 “(c) The physical address of the *[park]* **facility** and, if different from the physical address, the
20 mailing address.

21 “(d) A telephone number of the *[park]* **facility**.

22 “(e) The total number of spaces in the *[park]* **facility**.

23 “(2) The landlord of a new *[manufactured dwelling park]* **facility** shall register with the depart-
24 ment no later than 60 days after the opening of the *[park]* **facility**.

25 “(3) The department shall send a written reminder notice to each landlord that holds a current
26 registration under this section before the due date for the landlord to file a new registration. The
27 department shall confirm receipt of a registration.

28 “(4) Notwithstanding subsections (1) to (3) of this section, the department may provide for reg-
29 istration and confirmation of registration to be accomplished by electronic means instead of in
30 writing.

31 “(5) Moneys from registration fees described in subsection (1) of this section must be deposited
32 in the Manufactured and Marina Communities Account.

33 “**SECTION 19.** ORS 90.734 is amended to read:

34 “90.734. (1) At least one person for each *[manufactured dwelling park]* **facility** who has authority
35 to manage the premises of the *[park]* **facility** shall, every two years, complete four hours of contin-
36 uing education relating to the management of *[manufactured dwelling parks]* **facilities**. The following
37 apply for a person whose continuing education is required:

38 “(a) If there is any manager or owner who lives in the *[park]* **facility**, the person completing the
39 continuing education must be a manager or owner who lives in the *[park]* **facility**.

40 “(b) If no manager or owner lives in the *[park]* **facility**, the person completing the continuing
41 education must be a manager who lives outside the *[park]* **facility** or, if there is no manager, an
42 owner of the *[park]* **facility**.

43 “(c) A manager or owner may satisfy the continuing education requirement for more than one
44 *[park]* **facility** that does not have a manager or owner who lives in the *[park]* **facility**.

45 “(2) If a person becomes the *[manufactured dwelling park]* **facility** manager or owner who is

1 responsible for completing continuing education, and the person does not have a current certificate
2 of completion issued under subsection (3) of this section, the person shall complete the continuing
3 education requirement by taking the next regularly scheduled continuing education class or by
4 taking a continuing education class held within 75 days.

5 “(3) The Housing and Community Services Department shall ensure that continuing education
6 classes:

7 “(a) Are offered at least once every six months;

8 “(b) Are offered by a statewide nonprofit trade association in Oregon representing [*manufactured*
9 *housing*] **facility** interests and approved by the department;

10 “(c) Have at least one-half of the class instruction on one or more provisions of ORS chapter
11 90, ORS 105.105 to 105.168, fair housing law or other law relating to landlords and tenants;

12 “(d) Provide a certificate of completion to all attendees; and

13 “(e) Provide the department with the following information:

14 “(A) The name of each person who attends a class;

15 “(B) The name of the attendee’s [*manufactured dwelling park*] **facility**;

16 “(C) The city or county in which the attendee’s [*park*] **facility** is located;

17 “(D) The date of the class; and

18 “(E) The names of the persons who taught the class.

19 “(4) The department, a trade association or instructor is not responsible for the conduct of a
20 landlord, manager, owner or other person attending a continuing education class under this section.
21 This section does not create a cause of action against the department, a trade association or in-
22 structor related to the continuing education class.

23 “(5) The owner of a [*manufactured dwelling park*] **facility** is responsible for ensuring compliance
24 with the continuing education requirements in this section.

25 “(6) The department shall annually send a written reminder notice regarding continuing educa-
26 tion requirements under this section to each [*manufactured dwelling park*] **facility** at the address
27 shown in the [*park*] **facility** registration filed under ORS 90.732.

28 “**SECTION 20.** ORS 90.736, as amended by section 6 of this 2019 Act, is amended to read:

29 “90.736. (1) The Housing and Community Services Department may assess a civil penalty against
30 a landlord or owner if the department finds that the landlord or owner has not complied with ORS
31 90.732 or 90.734. The civil penalty may not exceed \$1,000. The department shall assess the civil
32 penalty according to the schedule of penalties developed by the department under ORS 90.738. In
33 assessing a civil penalty under this section, the department shall take into consideration any good
34 faith efforts by the landlord or owner to comply with ORS 90.732 or 90.734.

35 “(2) The department shall deposit a civil penalty assessed under this section in the Manufac-
36 tured and Marina Communities Account.

37 “(3) If a civil penalty assessed under this section is not paid on or before 90 days after the order
38 assessing the civil penalty becomes final by operation of law, the department may file the order with
39 the county clerk of the county where the [*manufactured dwelling park of the landlord or owner*] **fa-**
40 **ility** is located as a lien against the [*park*] **facility**. In addition to any other available remedy, re-
41 cording the order in the County Clerk Lien Record has the effect provided for in ORS 205.125 and
42 205.126 and the order may be enforced as provided in ORS 205.125 and 205.126.

43 “**SECTION 21. The amendments to ORS 90.732, 90.734 and 90.736 by sections 18 to 20 of**
44 **this 2019 Act become operative on January 1, 2022.**

45 “**SECTION 22. The Housing and Community Services Department may not assess a fine**

1 **against the owner or landlord of a marina for any violation under ORS 90.736 that occurred**
2 **before January 1, 2022, and is not ongoing on or after January 1, 2022.**

3 **“SECTION 23.** ORS 446.525, as amended by section 17 of this 2019 Act, is amended to read:

4 “446.525. (1) Except as provided in ORS 308.250 (2)(b), a special assessment is levied annually
5 upon each manufactured dwelling **or floating home** that is assessed for ad valorem property tax
6 purposes as personal property. The amount of the assessment is \$10.

7 “(2) On or before July 15 of each year, the county assessor shall determine and list the manu-
8 factured dwellings **and floating homes** in the county that are assessed for the current assessment
9 year as personal property. Upon making a determination and list, the county assessor shall cause
10 the special assessment levied under subsection (1) of this section to be entered on the general as-
11 sessment and tax roll prepared for the current assessment year as a charge against each manufac-
12 tured dwelling **and floating home** so listed. Upon entry, the special assessment shall become a lien,
13 be assessed and be collected in the same manner and with the same interest, penalty and cost
14 charges as apply to ad valorem property taxes in this state.

15 “(3) Moneys collected pursuant to subsection (2) of this section are deposited in the county
16 treasury, paid over by the county treasurer to the State Treasury and credited to the Manufactured
17 and Marina Communities Account.

18 “(4) The Housing and Community Services Department shall pay to a county \$1.50 for each
19 special assessment account that the county bills under subsection (2) of this section.

20 “(5) In lieu of the procedures under subsection (2) of this section, the department may make a
21 direct billing of the special assessment to the owners of manufactured dwellings **and floating homes**
22 and receive payment of the special assessment from those owners. If any owner fails to make pay-
23 ment, the unpaid special assessment becomes a lien against the manufactured dwelling **or floating**
24 **home** and may be collected under contract or other agreement by a collection agency or may be
25 collected under ORS 293.250, or the lien may be foreclosed by suit as provided under ORS chapter
26 88 or as provided under ORS 87.272 to 87.306. Moneys collected under this subsection are deposited
27 in the State Treasury and credited to the Manufactured and Marina Communities Account.

28 **“SECTION 24. The amendments to ORS 446.525 by section 23 of this 2019 Act apply to**
29 **property tax years beginning on or after July 1, 2022.”.**

30 In line 45, delete “23” and insert “25”.

31 On page 7, line 1, delete “24” and insert “26”.

32 In line 12, restore “Housing and Community Services De-”.

33 In line 13, restore the bracketed material and delete the boldfaced material.

34 In line 27, delete the boldfaced material.

35 In line 28, delete the boldfaced material and delete “of the”.

36 In line 29, delete “25” and insert “27”.

37 On page 9, line 2, delete “26” and insert “28”.

38 In line 25, delete the boldfaced material.

39 In line 26, delete the boldfaced material and delete “of the”.

40 In line 28, delete “27” and insert “29”.

41 On page 10, line 8, delete “28” and insert “30”.

42 In lines 12 and 13, delete the boldfaced material and insert “Housing and Community Services
43 Department”.

44 In line 18, delete “29” and insert “31”.

45 Delete lines 40 through 45 and delete pages 11 through 20.

1 On page 21, delete lines 1 through 14.

2 In line 18, delete “37a” and insert “32” and delete “38” and insert “33”.

3 In line 20, delete “38” and insert “33”.

4 In line 23, delete “to allow for repairs or improvements to the home” and insert “within the
5 marina”.

6 In line 26, after “notice” insert “to the tenant”.

7 Delete lines 31 and 32 and insert:

8 “(a) No less than 48 hours before the move if necessary to prevent the risk of serious and im-
9 minent harm to persons or property within the marina; or”.

10 In line 34, after “must” insert “:

11 “(a)”.

12 After line 35, insert:

13 “(b) Return the floating home to its original space at the end of the relocation period.”.

14 Delete lines 40 and 41 and insert:

15 “(d) If the relocation lasts more than 30 days, unless the floating home cannot be restored to its
16 original space because weather or water conditions are unsafe, actual damages based on a decrease
17 in value or quality of the temporary location;”.

18 In line 42, delete “slip” and insert “space”.

19 On page 22, delete lines 2 through 4.

20 In line 5, delete “(8)” and insert “(7)”.

21 In line 7, delete “(9)” and insert “(8)”.

22 In line 9, delete “39” and insert “34”.

23 On page 23, line 42, delete “40” and insert “35”.

24 On page 24, line 12, delete the comma and insert a period.

25 Delete lines 13 and 14.

26 In line 20, after “with” delete the rest of the line and lines 21 through 23 and insert “:

27 “(a) Reasonable notice to inspect a tree.

28 “(b) Reasonable written notice to maintain a tree and, except as necessary to avoid an imminent
29 and serious harm to persons or property, a reasonable opportunity for the tenant to maintain the
30 tree. The notice must specify any tree that the landlord intends to remove.”.

31 Delete lines 38 through 45 and delete pages 25 through 45.

32 On page 46, delete lines 1 through 39 and insert:

33 “**SECTION 36.** ORS 90.675, as amended by section 10, chapter 1, Oregon Laws 2019 (Enrolled
34 Senate Bill 608), is amended to read:

35 “90.675. (1) As used in this section:

36 “(a) ‘Current market value’ means the amount in cash, as determined by the county assessor,
37 that could reasonably be expected to be paid for personal property by an informed buyer to an in-
38 formed seller, each acting without compulsion in an arm’s-length transaction occurring on the as-
39 sessment date for the tax year or on the date of a subsequent reappraisal by the county assessor.

40 “(b) ‘Dispose of the personal property’ means that, if reasonably appropriate, the landlord may
41 throw away the property or may give it without consideration to a nonprofit organization or to a
42 person unrelated to the landlord. The landlord may not retain the property for personal use or
43 benefit.

44 “(c) ‘Lienholder’ means any lienholder of abandoned personal property, if the lien is of record
45 or the lienholder is actually known to the landlord.

1 “(d) ‘Of record’ means:
2 “(A) For a manufactured dwelling, that a security interest has been properly recorded in the
3 records of the Department of Consumer and Business Services pursuant to ORS 446.611 or on a
4 certificate of title issued by the Department of Transportation prior to May 1, 2005.
5 “(B) For a floating home, that a security interest has been properly recorded with the State
6 Marine Board pursuant to ORS 830.740 to 830.755 for a home registered and titled with the board
7 pursuant to ORS 830.715.
8 “(e) ‘Personal property’ means only a manufactured dwelling or floating home located in a fa-
9 cility and subject to ORS 90.505 to 90.850. ‘Personal property’ does not include goods left inside a
10 manufactured dwelling or floating home or left upon a rented space and subject to disposition under
11 ORS 90.425.
12 “(2) A landlord is responsible for abandoned personal property and shall store, sell or dispose
13 of abandoned personal property as provided by this section. This section governs the rights and
14 obligations of landlords, tenants and any lienholders in any personal property abandoned or left
15 upon the premises by the tenant or any lienholder in the following circumstances:
16 “(a) The tenancy has ended by termination or expiration of a rental agreement or by
17 relinquishment or abandonment of the premises and the landlord reasonably believes under all the
18 circumstances that the tenant has left the personal property upon the premises with no intention
19 of asserting any further claim to the premises or to the personal property;
20 “(b) The tenant has been absent from the premises continuously for seven days after termination
21 of a tenancy by a court order that has not been executed; or
22 “(c) The landlord receives possession of the premises from the sheriff following restitution pur-
23 suant to ORS 105.161.
24 “(3) Prior to storing, selling or disposing of the tenant’s personal property under this section,
25 the landlord must give a written notice to the tenant that must be:
26 “(a) Personally delivered to the tenant; or
27 “(b) Sent by first class mail addressed and mailed to the tenant at:
28 “(A) The premises;
29 “(B) Any post-office box held by the tenant and actually known to the landlord; and
30 “(C) The most recent forwarding address if provided by the tenant or actually known to the
31 landlord.
32 “(4)(a) A landlord shall also give a copy of the notice described in subsection (3) of this section
33 to:
34 “(A) Any lienholder of the personal property;
35 “(B) The tax collector of the county where the personal property is located; and
36 “(C) The assessor of the county where the personal property is located.
37 “(b) The landlord shall give the notice copy required by this subsection by personal delivery or
38 first class mail, except that for any lienholder, mail service must be both by first class mail and by
39 certified mail with return receipt requested.
40 “(c) A notice to lienholders under paragraph (a)(A) of this subsection must be sent to each
41 lienholder at each address:
42 “(A) Actually known to the landlord;
43 “(B) Of record; and
44 “(C) Provided to the landlord by the lienholder in a written notice that identifies the personal
45 property subject to the lien and that was sent to the landlord by certified mail with return receipt

1 requested within the preceding five years. The notice must identify the personal property by de-
2 scribing the physical address of the property.

3 “(5) The notice required under subsection (3) of this section must state that:

4 “(a) The personal property left upon the premises is considered abandoned;

5 “(b) The tenant or any lienholder must contact the landlord by a specified date, as provided in
6 subsection (6) of this section, to arrange for the removal of the abandoned personal property;

7 “(c) The personal property is stored on the rented space;

8 “(d) The tenant or any lienholder, except as provided by subsection (19) of this section, may
9 arrange for removal of the personal property by contacting the landlord at a described telephone
10 number or address on or before the specified date;

11 “(e) The landlord shall make the personal property available for removal by the tenant or any
12 lienholder, except as provided by subsection (19) of this section, by appointment at reasonable times;

13 “(f) If the personal property is considered to be abandoned pursuant to subsection (2)(a) or (b)
14 of this section, the landlord may require payment of storage charges, as provided by subsection (7)(b)
15 of this section, prior to releasing the personal property to the tenant or any lienholder;

16 “(g) If the personal property is considered to be abandoned pursuant to subsection (2)(c) of this
17 section, the landlord may not require payment of storage charges prior to releasing the personal
18 property;

19 “(h) If the tenant or any lienholder fails to contact the landlord by the specified date or fails
20 to remove the personal property within 30 days after that contact, the landlord may sell or dispose
21 of the personal property. If the landlord reasonably believes the county assessor will determine that
22 the current market value of the personal property is \$8,000 or less, and the landlord intends to
23 dispose of the property if the property is not claimed, the notice shall state that belief and intent;
24 and

25 “(i) If applicable, there is a lienholder that has a right to claim the personal property, except
26 as provided by subsection (19) of this section.

27 “(6) For purposes of subsection (5) of this section, the specified date by which a tenant or
28 lienholder must contact a landlord to arrange for the disposition of abandoned personal property
29 must be not less than 45 days after personal delivery or mailing of the notice.

30 “(7) After notifying the tenant as required by subsection (3) of this section, the landlord:

31 “(a) Shall store the abandoned personal property of the tenant on the rented space and shall
32 exercise reasonable care for the personal property; and

33 “(b) Is entitled to reasonable or actual storage charges and costs incidental to storage or dis-
34 posal. The storage charge may be no greater than the monthly space rent last payable by the tenant.

35 “(8) If a tenant or lienholder, upon the receipt of the notice provided by subsection (3) or (4)
36 of this section or otherwise, responds by actual notice to the landlord on or before the specified date
37 in the landlord’s notice that the tenant or lienholder intends to remove the personal property from
38 the premises, the landlord must make that personal property available for removal by the tenant or
39 lienholder by appointment at reasonable times during the 30 days following the date of the response,
40 subject to subsection (19) of this section. If the personal property is considered to be abandoned
41 pursuant to subsection (2)(a) or (b) of this section, but not pursuant to subsection (2)(c) of this sec-
42 tion, the landlord may require payment of storage charges, as provided in subsection (7)(b) of this
43 section, prior to allowing the tenant or lienholder to remove the personal property. Acceptance by
44 a landlord of such payment does not operate to create or reinstate a tenancy or create a waiver
45 pursuant to ORS 90.412 or 90.417.

1 “(9) Except as provided in subsections (19) to [(21)] **(22)** of this section, if the tenant or
2 lienholder does not respond within the time provided by the landlord’s notice, or the tenant or
3 lienholder does not remove the personal property within 30 days after responding to the landlord
4 or by any date agreed to with the landlord, whichever is later, the personal property is conclusively
5 presumed to be abandoned. The tenant and any lienholder that have been given notice pursuant to
6 subsection (3) or (4) of this section shall, except with regard to the distribution of sale proceeds
7 pursuant to subsection (13) of this section, have no further right, title or interest to the personal
8 property and may not claim or sell the property.

9 “(10) If the personal property is presumed to be abandoned under subsection (9) of this section,
10 the landlord then may:

11 “(a) Sell the personal property at a public or private sale, provided that prior to the sale:

12 “(A) The landlord may seek to transfer ownership of record of the personal property by com-
13 plying with the requirements of the appropriate state agency; and

14 “(B) The landlord shall:

15 “(i) Place a notice in a newspaper of general circulation in the county in which the personal
16 property is located. The notice shall state:

17 “(I) That the personal property is abandoned;

18 “(II) The tenant’s name;

19 “(III) The address and any space number where the personal property is located, and any plate,
20 registration or other identification number for a floating home noted on the title, if actually known
21 to the landlord;

22 “(IV) Whether the sale is by private bidding or public auction;

23 “(V) Whether the landlord is accepting sealed bids and, if so, the last date on which bids will
24 be accepted; and

25 “(VI) The name and telephone number of the person to contact to inspect the personal property;

26 “(ii) At a reasonable time prior to the sale, give a copy of the notice required by sub-
27 subparagraph (i) of this subparagraph to the tenant and to any lienholder, by personal delivery or
28 first class mail, except that for any lienholder, mail service must be by first class mail with certif-
29 icate of mailing;

30 “(iii) Obtain an affidavit of publication from the newspaper to show that the notice required
31 under sub-subparagraph (i) of this subparagraph ran in the newspaper at least one day in each of
32 two consecutive weeks prior to the date scheduled for the sale or the last date bids will be accepted;
33 and

34 “(iv) Obtain written proof from the county that all property taxes and assessments on the per-
35 sonal property have been paid or, if not paid, that the county has authorized the sale, with the sale
36 proceeds to be distributed pursuant to subsection (13) of this section; or

37 “(b) Destroy or otherwise dispose of the personal property if the landlord determines from the
38 county assessor that the current market value of the property is \$8,000 or less.

39 “(11)(a) A public or private sale authorized by this section must be conducted consistent with
40 the terms listed in subsection (10)(a)(B)(i) of this section. Every aspect of the sale including the
41 method, manner, time, place and terms must be commercially reasonable.

42 “(b) If there is no buyer at a sale described under paragraph (a) of this subsection, the personal
43 property is considered to be worth \$8,000 or less, regardless of current market value, and the land-
44 lord shall destroy or otherwise dispose of the personal property.

45 “(12) Notwithstanding ORS 446.155 (1) and (2), unless a landlord intentionally misrepresents the

1 condition of personal property, the landlord is not liable for the condition of the personal property
2 to:

3 “(a) A buyer of the personal property at a sale pursuant to subsection (10)(a) of this section,
4 with or without consideration; or

5 “(b) A person or nonprofit organization to whom the landlord gives the personal property pur-
6 suant to subsection (1)(b), (10)(b) or (11)(b) of this section.

7 “(13)(a) The landlord may deduct from the proceeds of the sale:

8 “(A) The reasonable or actual cost of notice, storage and sale; and

9 “(B) Unpaid rent.

10 “(b) After deducting the amounts listed in paragraph (a) of this subsection, the landlord shall
11 remit the remaining proceeds, if any, to the county tax collector to the extent of any unpaid prop-
12 erty taxes and assessments owed on the dwelling or home.

13 “(c) After deducting the amounts listed in paragraphs (a) and (b) of this subsection, if applicable,
14 the landlord shall remit the remaining proceeds, if any, to any lienholder to the extent of any unpaid
15 balance owed on the lien on the personal property.

16 “(d) After deducting the amounts listed in paragraphs (a), (b) and (c) of this subsection, if ap-
17 plicable, the landlord shall remit to the tenant the remaining proceeds, if any, together with an
18 itemized accounting.

19 “(e) If the tenant cannot after due diligence be found, the landlord shall deposit the remaining
20 proceeds with the county treasurer of the county in which the sale occurred. If not claimed within
21 three years, the deposited proceeds revert to the general fund of the county and are available for
22 general purposes.

23 “(14) The county tax collector and the Department of Revenue shall cancel all unpaid property
24 taxes and special assessments as provided under ORS 305.155 and 311.790 only under one of the
25 following circumstances:

26 “(a) The landlord disposes of the personal property after a determination described in subsection
27 (10)(b) of this section.

28 “(b) There is no buyer of the personal property at a sale described under subsection (11) of this
29 section and the landlord disposes of the property.

30 “(c)(A) There is a buyer of the personal property at a sale described under subsection (11) of this
31 section;

32 “(B) The current market value of the personal property is \$8,000 or less; and

33 “(C) The proceeds of the sale are insufficient to satisfy the unpaid property taxes and assess-
34 ments owed on the personal property after distribution of the proceeds pursuant to subsection (13)
35 of this section.

36 “(d) The landlord buys the personal property at a sale described under subsection (11) of this
37 section and sells the property, in compliance with subsection (15) of this section, to a buyer who
38 intends to occupy the property in the facility in which the property is located.

39 “(e) The landlord acquires the personal property as a result of an agreement described in sub-
40 section [(23)] (24) of this section and sells the property, in compliance with subsection (15) of this
41 section, to a buyer who intends to occupy the property in the facility in which the property is lo-
42 cated.

43 “(15)(a) Subsection (14)(d) and (e) of this section apply only if:

44 “(A) There exists a lien on the personal property for unpaid property taxes and special assess-
45 ments owed to a county or to the Department of Revenue and the landlord files an affidavit or

1 declaration with the county tax collector or the Department of Revenue, as appropriate, that states:

2 “(i) The landlord’s intent to sell the property in an arm’s-length transaction to an unrelated
3 buyer who intends to occupy the property in the facility in which the property is located; and

4 “(ii) That the landlord shall comply with the requirements of this subsection; and

5 “(B) Following the sale described in paragraph (a)(A) of this subsection, the landlord files an
6 affidavit or declaration with the county tax collector or the Department of Revenue, as appropriate,
7 that states:

8 “(i) That the landlord has sold the property in an arm’s-length transaction to an unrelated buyer
9 who intends to occupy the property in the facility in which the property is located;

10 “(ii) The sale price and a description of the landlord’s claims against the property or costs from
11 the sale, as described under subsection (13)(a) of this section, and any costs of improvements to the
12 property for sale; and

13 “(iii) The period of time, which may not be more than is reasonably necessary, that is taken by
14 the landlord to complete the sale of the property.

15 “(b) After a landlord files the affidavit or declaration under paragraph (a)(A) of this subsection,
16 the county tax collector shall provide to the landlord a title to the property that the landlord may
17 then provide to a buyer at the time of the sale of the property.

18 “(c) The affidavit or declaration described in paragraph (a)(B) of this subsection must be ac-
19 companied by:

20 “(A) Payment to the county tax collector or the Department of Revenue, as appropriate, of the
21 amount remaining from the sale proceeds after the deduction of the landlord’s claims and costs as
22 described in the affidavit or declaration, up to the amount of the unpaid taxes or tax lien. The
23 landlord may retain the amount of the sale proceeds that exceed the amount of the unpaid taxes or
24 tax lien;

25 “(B) Payment to the county tax collector of any county warrant fees; and

26 “(C) An affidavit or declaration from the buyer that states the buyer’s intent to occupy the
27 property in the facility in which the property is located.

28 “(d) Upon a showing of compliance with paragraph (c) of this subsection, the county tax col-
29 lector or the Department of Revenue shall cancel all unpaid taxes or tax liens on the property.

30 “(16) The landlord is not responsible for any loss to the tenant or lienholder resulting from
31 storage of personal property in compliance with this section unless the loss was caused by the
32 landlord’s deliberate or negligent act. In the event of a deliberate and malicious violation, the
33 landlord is liable for twice the actual damages sustained by the tenant or lienholder.

34 “(17) Complete compliance in good faith with this section shall constitute a complete defense in
35 any action brought by a tenant or lienholder against a landlord for loss or damage to such personal
36 property disposed of pursuant to this section.

37 “(18) If a landlord does not comply with this section:

38 “(a) The tenant is relieved of any liability for damage to the premises caused by conduct that
39 was not deliberate, intentional or grossly negligent and for unpaid rent and may recover from the
40 landlord up to twice the actual damages sustained by the tenant;

41 “(b) A lienholder aggrieved by the noncompliance may recover from the landlord the actual
42 damages sustained by the lienholder. ORS 90.255 does not authorize an award of attorney fees to
43 the prevailing party in any action arising under this paragraph; and

44 “(c) A county tax collector aggrieved by the noncompliance may recover from the landlord the
45 actual damages sustained by the tax collector, if the noncompliance is part of an effort by the

1 landlord to defraud the tax collector. ORS 90.255 does not authorize an award of attorney fees to
2 the prevailing party in any action arising under this paragraph.

3 “(19) The provisions of this section regarding the rights and responsibilities of a tenant to the
4 abandoned personal property also apply to any lienholder, except that the lienholder may not sell
5 or remove the dwelling or home unless:

6 “(a) The lienholder has foreclosed the lien on the manufactured dwelling or floating home;

7 “(b) The tenant or a personal representative or designated person described in subsection (21)
8 of this section has waived all rights under this section pursuant to subsection [(23)] **(24)** of this
9 section; or

10 “(c) The notice and response periods provided by subsections (6) and (8) of this section have
11 expired.

12 “(20)(a) Except as provided by subsection (21)(d) and (e) of this section, if a lienholder makes a
13 timely response to a notice of abandoned personal property pursuant to subsections (6) and (8) of
14 this section and so requests, a landlord shall enter into a written storage agreement with the
15 lienholder providing that the personal property may not be sold or disposed of by the landlord for
16 up to 12 months. A storage agreement entitles the lienholder to store the personal property on the
17 previously rented space during the term of the agreement, but does not entitle anyone to occupy the
18 personal property.

19 “(b) The lienholder’s right to a storage agreement arises upon the failure of the tenant or, in
20 the case of a deceased tenant, the personal representative, designated person, heir or devisee to
21 remove or sell the dwelling or home within the allotted time.

22 “(c) To exercise the right to a storage agreement under this subsection, in addition to contacting
23 the landlord with a timely response as described in paragraph (a) of this subsection, the lienholder
24 must enter into the proposed storage agreement within 60 days after the landlord gives a copy of
25 the agreement to the lienholder. The landlord shall give a copy of the proposed storage agreement
26 to the lienholder in the same manner as provided by subsection (4)(b) of this section. The landlord
27 may include a copy of the proposed storage agreement with the notice of abandoned property re-
28 quired by subsection (4) of this section. A lienholder enters into a storage agreement by signing a
29 copy of the agreement provided by the landlord and personally delivering or mailing the signed copy
30 to the landlord within the 60-day period. **If the tenancy is in a marina, the proposed storage
31 agreement is conditioned upon the tenant not electing to enter into a storage agreement
32 under subsection (22) of this section.**

33 “(d) The storage agreement may require, in addition to other provisions agreed to by the land-
34 lord and the lienholder, that:

35 “(A) The lienholder make timely periodic payment of all storage charges, as described in sub-
36 section (7)(b) of this section, accruing from the commencement of the 45-day period described in
37 subsection (6) of this section. A storage charge may include a utility or service charge, as described
38 in ORS 90.532, if limited to charges for electricity, water, sewer service and natural gas and if in-
39 cidental to the storage of personal property. A storage charge may not be due more frequently than
40 monthly;

41 “(B) The lienholder pay a late charge or fee for failure to pay a storage charge by the date re-
42 quired in the agreement, if the amount of the late charge is no greater than for late charges imposed
43 on facility tenants;

44 “(C) The lienholder maintain the personal property and the space on which the personal prop-
45 erty is stored in a manner consistent with the rights and obligations described in the rental agree-

1 ment that the landlord currently provides to tenants as required by ORS 90.510 (4); and

2 “(D) The lienholder repair any defects in the physical condition of the personal property that
3 existed prior to the lienholder entering into the storage agreement, if the defects and necessary re-
4 pairs are reasonably described in the storage agreement and, for homes that were first placed on
5 the space within the previous 24 months, the repairs are reasonably consistent with facility stan-
6 dards in effect at the time of placement. The lienholder shall have 90 days after entering into the
7 storage agreement to make the repairs. Failure to make the repairs within the allotted time consti-
8 tutes a violation of the storage agreement and the landlord may terminate the agreement by giving
9 at least 14 days’ written notice to the lienholder stating facts sufficient to notify the lienholder of
10 the reason for termination. Unless the lienholder corrects the violation within the notice period, the
11 agreement terminates as provided and the landlord may sell or dispose of the property without fur-
12 ther notice to the lienholder.

13 “(e) Notwithstanding subsection (7)(b) of this section, a landlord may increase the storage
14 charge if the increase is part of a facility-wide rent increase for all facility tenants, the increase is
15 no greater than the increase for other tenants and the landlord gives the lienholder written notice
16 consistent with the requirements of ORS 90.600.

17 “(f) During the term of an agreement described under this subsection, the lienholder has the
18 right to remove or sell the property, subject to the provisions of the lien. Selling the property in-
19 cludes a sale to a purchaser who wishes to leave the property on the rented space and become a
20 tenant, subject to the provisions of ORS 90.680. The landlord may condition approval for occupancy
21 of any purchaser of the property upon payment of all unpaid storage charges and maintenance costs.

22 “(g)(A) Except as provided in paragraph (d)(D) of this subsection, if the lienholder violates the
23 storage agreement, the landlord may terminate the agreement by giving at least 90 days’ written
24 notice to the lienholder stating facts sufficient to notify the lienholder of the reason for the termi-
25 nation. Unless the lienholder corrects the violation within the notice period, the agreement termi-
26 nates as provided and the landlord may sell or dispose of the property without further notice to the
27 lienholder.

28 “(B) After a landlord gives a termination notice pursuant to subparagraph (A) of this paragraph
29 for failure of the lienholder to pay a storage charge and the lienholder corrects the violation, if the
30 lienholder again violates the storage agreement by failing to pay a subsequent storage charge, the
31 landlord may terminate the agreement by giving at least 30 days’ written notice to the lienholder
32 stating facts sufficient to notify the lienholder of the reason for termination. Unless the lienholder
33 corrects the violation within the notice period, the agreement terminates as provided and the land-
34 lord may sell or dispose of the property without further notice to the lienholder.

35 “(C) A lienholder may terminate a storage agreement at any time upon at least 14 days’ written
36 notice to the landlord and may remove the property from the facility if the lienholder has paid all
37 storage charges and other charges as provided in the agreement.

38 “(h) Upon the failure of a lienholder to enter into a storage agreement as provided by this
39 subsection or upon termination of an agreement, unless the parties otherwise agree or the lienholder
40 has sold or removed the property, the landlord may sell or dispose of the property pursuant to this
41 section without further notice to the lienholder.

42 “(21) If the personal property is considered abandoned as a result of the death of a tenant who
43 was the only tenant, this section applies, except as follows:

44 “(a) The provisions of this section regarding the rights and responsibilities of a tenant to the
45 abandoned personal property shall apply to any personal representative named in a will or appointed

1 by a court to act for the deceased tenant or any person designated in writing by the tenant to be
2 contacted by the landlord in the event of the tenant's death.

3 “(b) The notice required by subsection (3) of this section must be:

4 “(A) Sent by first class mail to the deceased tenant at the premises; and

5 “(B) Personally delivered or sent by first class mail to any personal representative or designated
6 person if actually known to the landlord.

7 “(c) The notice described in subsection (5) of this section must refer to any personal represen-
8 tative or designated person, instead of the deceased tenant, and must incorporate the provisions of
9 this subsection.

10 “(d) If a personal representative, designated person or other person entitled to possession of the
11 property, such as an heir or devisee, responds by actual notice to a landlord within the 45-day period
12 provided by subsection (6) of this section and so requests, the landlord shall enter into a written
13 storage agreement with the representative or person providing that the personal property may not
14 be sold or disposed of by the landlord for up to 90 days or until conclusion of any probate pro-
15 ceedings, whichever is later. A storage agreement entitles the representative or person to store the
16 personal property on the previously rented space during the term of the agreement, but does not
17 entitle anyone to occupy the personal property. If such an agreement is entered, the landlord may
18 not enter a similar agreement with a lienholder pursuant to subsection (20) of this section until the
19 agreement with the personal representative or designated person ends.

20 “(e) If a personal representative or other person requests that a landlord enter into a storage
21 agreement, subsection (20)(c) to (e) and (g)(C) of this section applies, with the representative or
22 person having the rights and responsibilities of a lienholder with regard to the storage agreement.

23 “(f) During the term of an agreement described under paragraph (d) of this subsection, the rep-
24 resentative or person has the right to remove or sell the property, including a sale to a purchaser
25 or a transfer to an heir or devisee where the purchaser, heir or devisee wishes to leave the property
26 on the rented space and become a tenant, subject to the provisions of ORS 90.680. The landlord also
27 may condition approval for occupancy of any purchaser, heir or devisee of the property upon pay-
28 ment of all unpaid storage charges and maintenance costs.

29 “(g) If the representative or person violates the storage agreement, the landlord may terminate
30 the agreement by giving at least 30 days' written notice to the representative or person stating facts
31 sufficient to notify the representative or person of the reason for the termination. Unless the rep-
32 resentative or person corrects the violation within the notice period, the agreement terminates as
33 provided and the landlord may sell or dispose of the property without further notice to the repre-
34 sentative or person.

35 “(h) Upon the failure of a representative or person to enter into a storage agreement as pro-
36 vided by this subsection or upon termination of an agreement, unless the parties otherwise agree
37 or the representative or person has sold or removed the property, the landlord may sell or dispose
38 of the property pursuant to this section without further notice to the representative or person.

39 **“(22)(a) If a tenant of a marina makes a timely response to a notice of abandoned per-
40 sonal property pursuant to subsections (6) and (8) of this section and so requests, and has
41 not entered into a storage agreement under ORS 90.545 (7), a landlord shall enter into a
42 written storage agreement with the tenant providing that the personal property may not be
43 sold or disposed of by the landlord for up to 12 months. A storage agreement entitles the
44 tenant to store the personal property on the previously rented space during the term of the
45 agreement but does not entitle anyone to occupy the personal property.**

1 “(b) To exercise the right to a storage agreement under this subsection, in addition to
2 contacting the landlord with a timely response as described in paragraph (a) of this sub-
3 section, the tenant must enter into the proposed storage agreement within 60 days after the
4 landlord gives a copy of the agreement to the tenant. The landlord shall give a copy of the
5 proposed storage agreement to the tenant in the same manner as provided by subsection (3)
6 of this section. The landlord may include a copy of the proposed storage agreement with the
7 notice of abandoned property required by subsection (3) of this section. A tenant enters into
8 a storage agreement by signing a copy of the agreement provided by the landlord and per-
9 sonally delivering or mailing the signed copy to the landlord within the 60-day period.

10 “(c) The storage agreement may require, in addition to other provisions agreed to by the
11 landlord and the tenant, that:

12 “(A) The tenant make timely periodic payment of all storage charges, as described in
13 subsection (7)(b) of this section, accruing from the commencement of the 45-day period de-
14 scribed in subsection (6) of this section. A storage charge may include a utility or service
15 charge, as described in ORS 90.532, if limited to charges for electricity, water, sewer service
16 and natural gas and if incidental to the storage of personal property. A storage charge may
17 not be due more frequently than monthly.

18 “(B) The tenant pay a late charge or fee for failure to pay a storage charge by the date
19 required in the agreement, if the amount of the late charge is no greater than for late
20 charges imposed on facility tenants.

21 “(C) The tenant maintain the personal property and the space on which the personal
22 property is stored in a manner consistent with the rights and obligations described in the
23 rental agreement that the landlord currently provides to tenants as required by ORS 90.510
24 (4).

25 “(D) The tenant repair any defects in the physical condition of the personal property that
26 existed prior to the tenant entering into the storage agreement, except repair the float of
27 the home, if the defects and necessary repairs are reasonably described in the storage
28 agreement and, for homes that were first placed on the space within the previous 24 months,
29 the repairs are reasonably consistent with facility standards in effect at the time of place-
30 ment. The tenant shall have 90 days after entering into the storage agreement to make the
31 repairs. Failure to make the repairs within the allotted time constitutes a violation of the
32 storage agreement and the landlord may terminate the agreement by giving at least 14 days’
33 written notice to the tenant stating facts sufficient to notify the tenant of the reason for
34 termination. Unless the tenant corrects the violation within the notice period, the agree-
35 ment terminates as provided and the landlord may sell or dispose of the property without
36 further notice to the tenant.

37 “(d) Notwithstanding subsection (7)(b) of this section, a landlord may increase the stor-
38 age charge if the increase is part of a facility-wide rent increase for all facility tenants, the
39 increase is no greater than the increase for other tenants and the landlord gives the tenant
40 written notice consistent with the requirements of ORS 90.600.

41 “(e) During the term of an agreement described under this subsection, the tenant has the
42 right to remove or sell the property. Selling the property includes a sale to a purchaser who
43 wishes to leave the property on the rented space and become a tenant, subject to the pro-
44 visions of ORS 90.680. The landlord may condition approval for occupancy of any purchaser
45 of the property upon payment of all unpaid storage charges and maintenance costs.

1 “(f)(A) Except as provided in paragraph (c)(D) of this subsection, if the tenant violates
2 the storage agreement, the landlord may terminate the agreement by giving at least 90 days’
3 written notice to the tenant stating facts sufficient to notify the tenant of the reason for the
4 termination. Unless the tenant corrects the violation within the notice period, the agreement
5 terminates as provided and the landlord may sell or dispose of the property without further
6 notice to the tenant.

7 “(B) After a landlord gives a termination notice pursuant to subparagraph (A) of this
8 paragraph for failure of the tenant to pay a storage charge and the tenant corrects the vio-
9 lation, if the tenant again violates the storage agreement by failing to pay a subsequent
10 storage charge, the landlord may terminate the agreement by giving at least 30 days’ written
11 notice to the tenant stating facts sufficient to notify the tenant of the reason for termi-
12 nation. Unless the tenant corrects the violation within the notice period, the agreement
13 terminates as provided and the landlord may sell or dispose of the property without further
14 notice to the tenant.

15 “(C) A tenant may terminate a storage agreement at any time upon at least 14 days’
16 written notice to the landlord and may remove the property from the facility if the tenant
17 has paid all storage charges and other charges as provided in the agreement.

18 “(g) Upon the failure of a tenant to enter into a storage agreement as provided by this
19 subsection or upon termination of an agreement, unless the parties otherwise agree, the
20 landlord may sell or dispose of the property pursuant to this section without further notice
21 to the tenant after providing at least 15 days’ written notice to any lienholder to enter into
22 a storage agreement under subsection (20) of this section.

23 “[(22)] (23) If a governmental agency determines that the condition of personal property aban-
24 doned under this section constitutes an extreme health or safety hazard under state or local law and
25 the agency determines that the hazard endangers others in the facility and requires quick removal
26 of the property, the landlord may sell or dispose of the property pursuant to this subsection. The
27 landlord shall comply with all provisions of this section, except as follows:

28 “(a) The date provided in subsection (6) of this section by which a tenant, lienholder, personal
29 representative or designated person must contact a landlord to arrange for the disposition of the
30 property must be not less than 15 days after personal delivery or mailing of the notice required by
31 subsection (3) of this section.

32 “(b) The date provided in subsections (8) and (9) of this section by which a tenant, lienholder,
33 personal representative or designated person must remove the property must be not less than seven
34 days after the tenant, lienholder, personal representative or designated person contacts the landlord.

35 “(c) The notice required by subsection (3) of this section must be as provided in subsection (5)
36 of this section, except that:

37 “(A) The dates and deadlines in the notice for contacting the landlord and removing the prop-
38 erty must be consistent with this subsection;

39 “(B) The notice must state that a governmental agency has determined that the property con-
40 stitutes an extreme health or safety hazard and must be removed quickly; and

41 “(C) The landlord shall attach a copy of the agency’s determination to the notice.

42 “(d) If the tenant, a lienholder or a personal representative or designated person does not re-
43 move the property within the time allowed, the landlord or a buyer at a sale by the landlord under
44 subsection (11) of this section shall promptly remove the property from the facility.

45 “(e) A landlord is not required to enter into a storage agreement with a lienholder, personal

1 representative or designated person pursuant to subsection (20) of this section.

2 “[23)(a)] (24)(a) A landlord may sell or dispose of a tenant’s abandoned personal property
3 without complying with the provisions of this section if, after termination of the tenancy or no more
4 than seven days prior to the termination of the tenancy, the following parties so agree in a writing
5 entered into in good faith:

6 “(A) The landlord;

7 “(B) The tenant, or for an abandonment as the result of the death of a tenant who was the only
8 tenant, the personal representative, designated person or other person entitled to possession of the
9 personal property, such as an heir or devisee, as described in subsection (21) of this section; and

10 “(C) Any lienholder.

11 “(b) A landlord may not, as part of a rental agreement, as a condition to approving a sale of
12 property on rented space under ORS 90.680 or in any other manner, require a tenant, a personal
13 representative, a designated person or any lienholder to waive any right provided by this section.

14 “[24)] (25) Until personal property is conclusively presumed to be abandoned under subsection
15 (9) of this section, a landlord does not have a lien pursuant to ORS 87.152 for storing the personal
16 property.

17
18 **“FACILITY REMEDIES FOR RENTAL AGREEMENT VIOLATIONS**

19
20 **“SECTION 37.** ORS 90.302 is amended to read:

21 “90.302. (1) A landlord may not charge a fee at the beginning of the tenancy for an anticipated
22 landlord expense and may not require the payment of any fee except as provided in this section. A
23 fee must be described in a written rental agreement.

24 “(2) A landlord may charge a tenant a fee for each occurrence of the following:

25 “(a) A late rent payment, pursuant to ORS 90.260.

26 “(b) A dishonored check, pursuant to ORS 30.701 (5). The amount of the fee may not exceed the
27 amount described in ORS 30.701 (5) plus any amount that a bank has charged the landlord for pro-
28 cessing the dishonored check.

29 “(c) Removal or tampering with a properly functioning smoke alarm, smoke detector or carbon
30 monoxide alarm, as provided in ORS 90.325 (2). The landlord may charge a fee of up to \$250 unless
31 the State Fire Marshal assesses the tenant a civil penalty for the conduct under ORS 479.990 or
32 under ORS 105.836 to 105.842 and 476.725.

33 “(d) The violation of a written pet agreement or of a rule relating to pets in a facility, pursuant
34 to ORS 90.530.

35 “(e) The abandonment or relinquishment of a dwelling unit during a fixed term tenancy without
36 cause. The fee may not exceed one and one-half times the monthly rent. A landlord may not assess
37 a fee under this paragraph if the abandonment or relinquishment is pursuant to ORS 90.453 (2),
38 90.472 or 90.475. If the landlord assesses a fee under this paragraph:

39 “(A) The landlord may not recover unpaid rent for any period of the fixed term tenancy beyond
40 the date that the landlord knew or reasonably should have known of the abandonment or
41 relinquishment;

42 “(B) The landlord may not recover damages related to the cost of renting the dwelling unit to
43 a new tenant; and

44 “(C) ORS 90.410 (3) does not apply to the abandonment or relinquishment.

45 “(3)(a) A landlord may charge a tenant a fee under this subsection for a second noncompliance

1 or for a subsequent noncompliance with written rules or policies that describe the prohibited con-
2 duct and the fee for a second noncompliance, and for any third or subsequent noncompliance, that
3 occurs within one year after a written warning notice described in subparagraph (A) of this para-
4 graph. Except as provided in paragraph (b)(G) or (H) of this subsection, the fee may not exceed \$50
5 for the second noncompliance within one year after the warning notice for the same or a similar
6 noncompliance or \$50 plus five percent of the rent payment for the current rental period for a third
7 or subsequent noncompliance within one year after the warning notice for the same or a similar
8 noncompliance. The landlord:

9 “(A) Shall give a tenant a written warning notice that describes:

10 “(i) A specific noncompliance before charging a fee for a second or subsequent noncompliance
11 for the same or similar conduct; and

12 “(ii) The amount of the fee for a second noncompliance, and for any subsequent noncompliance,
13 that occurs within one year after the warning notice.

14 “(B) Shall give a tenant a written notice describing the noncompliance when assessing a fee for
15 a second or subsequent noncompliance that occurs within one year after the warning notice.

16 “(C) Shall give a warning notice for a noncompliance or assess a fee for a second or subsequent
17 noncompliance within 30 days after the act constituting noncompliance.

18 “(D) May terminate a tenancy for a noncompliance consistent with this chapter instead of as-
19 sessing a fee under this subsection, but may not assess a fee and terminate a tenancy for the same
20 noncompliance.

21 “(E) May not deduct a fee assessed pursuant to this subsection from a rent payment for the
22 current or a subsequent rental period.

23 “(b) A landlord may charge a tenant a fee for occurrences of noncompliance with written rules
24 or policies as provided in paragraph (a) of this subsection for the following types of noncompliance:

25 “(A) The late payment of a utility or service charge that the tenant owes the landlord as de-
26 scribed in ORS 90.315.

27 “(B) Failure to clean up pet waste from a part of the premises other than the dwelling unit.

28 “(C) Failure to clean up the waste of a service animal or a companion animal from a part of the
29 premises other than the dwelling unit.

30 “(D) Failure to clean up garbage, rubbish and other waste from a part of the premises other than
31 the dwelling unit.

32 “(E) Parking violations.

33 “(F) The improper use of vehicles within the premises.

34 “(G) Smoking in a clearly designated nonsmoking unit or area of the premises. The fee for a
35 second or any subsequent noncompliance under this subparagraph may not exceed \$250. A landlord
36 may not assess this fee before 24 hours after the required warning notice to the tenant.

37 “(H) Keeping on the premises an unauthorized pet capable of causing damage to persons or
38 property, as described in ORS 90.405. The fee for a second or any subsequent noncompliance under
39 this subparagraph may not exceed \$250. A landlord may not assess this fee before 48 hours after the
40 required warning notice to the tenant.

41 “(4) A landlord may not be required to account for or return to the tenant any fee.

42 “(5) Except as provided in subsection (2)(e) of this section, a landlord may not charge a tenant
43 any form of liquidated damages, however designated.

44 “(6) Nonpayment of a fee is not grounds for termination of a rental agreement for nonpayment
45 of rent under ORS 90.394, but is grounds for termination of a rental agreement for cause under ORS

1 90.392 or 90.630 (1).

2 “(7) This section does not apply to:

3 “(a) Attorney fees awarded pursuant to ORS 90.255;

4 “(b) Applicant screening charges paid pursuant to ORS 90.295;

5 “(c) Charges for improvements or other actions that are requested by the tenant and are not
6 required of the landlord by the rental agreement or by law, including the cost to replace a key lost
7 by a tenant;

8 “(d) Processing fees charged to the landlord by a credit card company and passed through to the
9 tenant for the use of a credit card by the tenant to make a payment when:

10 “(A) The credit card company allows processing fees to be passed through to the credit card
11 holder; and

12 “(B) The landlord allows the tenant to pay in cash or by check;

13 “(e) A requirement by a landlord in a written rental agreement that a tenant obtain and main-
14 tain renter’s liability insurance pursuant to ORS 90.222; or

15 “(f) Assessments, as defined in ORS 94.550 and 100.005, for a dwelling unit that is within a
16 homeowners association organized under ORS 94.625 or an association of unit owners organized
17 under ORS 100.405, respectively, if:

18 “(A) The assessments are imposed by the association on a landlord who owns a dwelling unit
19 within the association and the landlord passes the assessments through to a tenant of the unit;

20 “(B) The assessments are imposed by the association on any person for expenses related to
21 moving into or out of a unit located within the association;

22 “(C) The landlord sets forth the assessment requirement in the written rental agreement at the
23 commencement of the tenancy; and

24 “(D) The landlord gives a copy of the assessment the landlord receives from the association to
25 the tenant before or at the time the landlord charges the tenant.

26 “(8) If a landlord charges a tenant a fee in violation of this section, the tenant may recover
27 twice the actual damages of the tenant or \$300, whichever is greater. This penalty does not apply
28 to fees described in subsection (2) of this section.

29 **“(9) The landlord may unilaterally amend a rental agreement for a facility subject to ORS**
30 **90.505 to 90.850 to impose fees authorized by subsection (3) of this section upon a 90-day**
31 **written notice to the tenant, except that a marina landlord may not impose a noncompliance**
32 **fee for parking under subsection (3)(b)(E) of this section.**

33 **“SECTION 38.** ORS 90.630, as amended by section 22, chapter 820, Oregon Laws 2015, is
34 amended to read:

35 “90.630. (1) Except as provided in subsection [(4)] (5) of this section, the landlord may terminate
36 a rental agreement [*that is a month-to-month or fixed term tenancy*] for space for a manufactured
37 dwelling or floating home by giving to the tenant not less than 30 days’ notice in writing before the
38 **termination** date designated in the notice, [*for termination*] if the tenant:

39 “(a) **Materially** violates a law [*or ordinance*] related to the tenant’s conduct as a tenant, [*in-*
40 *cluding but not limited to a material noncompliance with ORS 90.740*];

41 “(b) **Materially** violates a [*rule or*] rental agreement provision related to the tenant’s conduct
42 as a tenant and imposed as a condition of occupancy[, *including but not limited to a material non-*
43 *compliance with a rental agreement regarding a program of recovery in drug and alcohol free*
44 *housing*];

45 “(c) Is classified as a level three sex offender under ORS 163A.100 (3); or

1 “(d) Fails to pay a:

2 “(A) Late charge pursuant to ORS 90.260;

3 “(B) Fee pursuant to ORS 90.302; or

4 “(C) Utility or service charge pursuant to ORS 90.534 or 90.536.

5 “(2) A violation making a tenant subject to termination under subsection (1) of this section in-

6 cludes a tenant’s failure to maintain the space as required by law, [*ordinance,*] rental agreement or

7 rule, but does not include the physical condition of the dwelling or home. Termination of a rental

8 agreement based upon the physical condition of a dwelling or home [*shall only be*] **may only occur**

9 as provided in ORS 90.632.

10 “(3) The notice required by subsection (1) of this section [*shall*] **must** state:

11 “(a) **That the tenancy will terminate on a designated termination date;**

12 “(b) Facts sufficient to notify the tenant of the reasons for termination of the tenancy; [*and*

13 *state*]

14 “(c) That the tenant may avoid termination by correcting the violation [*as provided in subsection*

15 *(4) of this section.*] **by a designated date that is:**

16 “(A) **At least 30 days after delivery of the notice; or**

17 “(B) **If the violation involves conduct that was a separate and distinct act or omission**

18 **and is not ongoing, at least three days after delivery of the notice;**

19 “(d) **If a date to correct is given under paragraph (c)(B) of this subsection, that the vio-**

20 **lation is conduct that is a separate and distinct violation and that the date designated for**

21 **correcting the violation is different from the termination date; and**

22 “(e) **At least one possible method by which the tenant may correct the violation.**

23 “(4) **For the purposes of subsection (3) of this section, conduct is ongoing if:**

24 “(a) **The conduct is constant or persistent or has been sufficiently repetitive over time**

25 **that a reasonable person would consider the conduct to be ongoing; and**

26 “(b) **The violation does not involve a pet or assistance animal.**

27 “[*(4)*] (5) [*The tenant may avoid termination of the tenancy by correcting*] **The tenancy termi-**

28 **nates on the termination date unless the tenant corrects the violation [*within the 30-day period***

29 ***specified*] by the designated date in subsection [(1)] (3)(c) of this section. If the notice fails to**

30 **designate a date for correcting the violation, the violation must be corrected by the termi-**

31 **nation date.**

32 “(6) [*However, if*] **Notwithstanding subsection (3) of this section, if a tenant avoids termi-**

33 **nation as described in subsection (5) of this section and substantially the same act or omission**

34 **that constituted a prior violation of which notice was given recurs within six months after the**

35 **termination date [*of*] designated in the original notice, the landlord may terminate the tenancy**

36 **upon at least 20 days’ written notice before the termination date designated in the new notice**

37 **specifying the violation [*and the date of termination of the tenancy*] and stating that the tenant**

38 **has no right to correct the violation and avoid termination.**

39 “[*(5)*] (7) Notwithstanding [*subsection (3) or (4)*] **subsections (3) to (5)** of this section, a tenant

40 who is given a notice of termination under subsection (1)(c) of this section does not have a right to

41 correct the violation. A notice given to a tenant under subsection (1)(c) of this section must state

42 that the tenant does not have a right to avoid the termination.

43 “[*(6)*] (8) This section does not limit a landlord’s right to terminate a tenancy [*for nonpayment*

44 *of rent under ORS 90.394 or*] for other cause under [*ORS 90.380 (5)(b), 90.396, 90.398 or 90.632 by*

45 *complying with ORS 105.105 to 105.168*] **this chapter.**

1 “(b) A landlord may convert to park specific billing only if a majority of the ballots cast
2 in a vote approve a conversion.

3 “(c)(A) A ballot may include two choices:

4 “(i) Conversion to a park specific billing; and

5 “(ii) Conversion to either a pro rata billing or submeter billing.

6 “(B) If the ballot includes two choices, it must explain that a voter may either vote yes
7 for only one choice or may vote no on both choices.

8 “(4) A landlord shall give the notices described in ORS 90.537 (2)(a) at least one month
9 prior to holding a vote under subsection (3) of this section and shall hold a meeting described
10 in ORS 90.537 (2)(c) at least one week prior to holding the vote.

11 “SECTION 41. A landlord, upon 60 days’ written notice to a tenant, may unilaterally
12 amend a rental agreement to require a tenant to pay to the landlord, as part of the utility
13 or service charge, a pro rata proportion of any new or increased public service charge billed
14 to the landlord by a utility or service provider or a local government for a public service
15 provided directly or indirectly to the tenant’s dwelling unit or to the facility common areas.

16 “SECTION 42. ORS 90.531 is amended to read:

17 “90.531. As used in ORS 90.531 to 90.539:

18 “(1) ‘Direct billing’ means a relationship between the tenant and the utility or service
19 provider in which:

20 “(a) The provider provides the utility or service directly to the tenant’s space, including
21 any utility or service line, and bills the tenant directly; and

22 “(b) The landlord does not act as a provider.

23 “(2) ‘Park specific billing’ means a relationship between the manufactured dwelling park
24 landlord, tenant and utility or service provider in which:

25 “(a) The provider provides the utility or service to the landlord;

26 “(b) The landlord provides the utility or service directly to the tenant’s space; and

27 “(c) The landlord uses a billing method to fairly apportion the utility or service as ap-
28 proved by a majority of the manufactured dwelling park tenants.

29 “(3) ‘Pro rata billing’ means a relationship between the landlord, tenant and utility or
30 service provider in which:

31 “(a) The provider provides the utility or service to the landlord;

32 “(b) The landlord provides the utility or service directly to the tenant’s space or to a
33 common area available to the tenant as part of the tenancy; and

34 “(c) The landlord bills the tenant for a utility or service charge separately from the rent
35 in an amount determined by apportioning on a pro rata basis the provider’s charge to the
36 landlord as measured by a master meter.

37 “(4) ‘Public service charge’ has the meaning given the term in ORS 90.315.

38 “(5) ‘Rent-included billing’ means a relationship between the landlord, tenant and utility
39 or service provider in which:

40 “(a) The provider provides the utility or service to the landlord;

41 “(b) The landlord provides the utility or service directly to the tenant’s space or to a
42 common area available to the tenant as part of the tenancy; and

43 “(c) The landlord includes the cost of the utility or service in the tenant’s rent.

44 “[(1)] (6) ‘Submeter’ means a device owned or under the control of a landlord and used to
45 measure a utility or service actually provided to a tenant at the tenant’s space.

1 “(7) ‘Submeter billing’ means a relationship between the landlord, tenant and utility or
2 service provider in which:

3 “(a) The provider provides the utility or service to the landlord;

4 “(b) The landlord provides the utility or service directly to the tenant’s space; and

5 “(c) The landlord uses a submeter to measure the utility or service actually provided to
6 the space and bills the tenant for a utility or service charge for the amount provided.

7 “[(2)] (8) ‘Utility or service’ has the meaning given that term in ORS 90.315.

8 “**SECTION 43.** ORS 90.532 is amended to read:

9 “90.532. (1) Subject to the policies of the utility or service provider **and ORS 90.531 to 90.539,**
10 a landlord may[, *except as provided in subsections (2) to (5) of this section,*] provide for utilities or
11 services to tenants by one or more of the following billing methods:

12 “[(a) A relationship between the tenant and the utility or service provider in which:]

13 “[(A) The provider provides the utility or service directly to the tenant’s space, including any utility
14 or service line, and bills the tenant directly; and]

15 “[(B) The landlord does not act as a provider.]

16 “[(b) A relationship between the landlord, tenant and utility or service provider in which:]

17 “[(A) The provider provides the utility or service to the landlord;]

18 “[(B) The landlord provides the utility or service directly to the tenant’s space or to a common area
19 available to the tenant as part of the tenancy; and]

20 “[(C) The landlord:]

21 “[(i) Includes the cost of the utility or service in the tenant’s rent; or]

22 “[(ii) Bills the tenant for a utility or service charge separately from the rent in an amount deter-
23 mined by apportioning on a pro rata basis the provider’s charge to the landlord as measured by a
24 master meter.]

25 “[(c) A relationship between the landlord, tenant and utility or service provider in which:]

26 “[(A) The provider provides the utility or service to the landlord;]

27 “[(B) The landlord provides the utility or service directly to the tenant’s space; and]

28 “[(C) The landlord uses a submeter to measure the utility or service actually provided to the space
29 and bills the tenant for a utility or service charge for the amount provided.]

30 “(a) **Direct billing;**

31 “(b) **Rent-included billing;**

32 “(c) **Pro rata billing;**

33 “(d) **Submeter billing; and**

34 “(e) **Park specific billing.**

35 “(2) A landlord may not use [a *separately charged*] pro rata [apportionment] billing [method as
36 described in subsection (1)(b)(C)(ii) of this section:]

37 “[(a)] for garbage collection and disposal, unless the pro rata apportionment is based upon the
38 number and size of the garbage receptacles used by the tenant.

39 “[(b) For water service, if the rental agreement for the dwelling unit was entered into on or after
40 January 1, 2010, unless the landlord was using a separately charged pro rata apportionment billing
41 method for all tenants in the facility immediately before January 1, 2010.]

42 “[(c) For sewer service, if sewer service is measured by consumption of water and the rental
43 agreement for the dwelling unit was entered into on or after January 1, 2010, unless the landlord was
44 using a separately charged pro rata apportionment billing method for all tenants in the facility imme-
45 diately before January 1, 2010.]

1 “(3) *Except as allowed by subsection (2) of this section for rental agreements entered into on or*
2 *after January 1, 2010, a landlord and tenant may not amend a rental agreement to convert water or*
3 *sewer utility and service billing from a method described in subsection (1)(b)(C)(i) of this section to a*
4 *method described in subsection (1)(b)(C)(ii) of this section.*]

5 “(4) *Except as provided in ORS 90.543 (3), a landlord for a manufactured dwelling park contain-*
6 *ing 200 or more spaces in the facility may not assess a tenant a utility or service charge for water by*
7 *using the billing method described in subsection (1)(b)(C)(ii) of this section.*]

8 “(5)(a) *A landlord of a manufactured dwelling park built after June 23, 2011, may use only the*
9 *submeter billing method described in subsection (1)(c) of this section for the provision of water.*]

10 “(b) *A landlord of a manufactured dwelling park that expands to add spaces after June 23, 2011,*
11 *may use only the submeter billing method described in subsection (1)(c) of this section for the provision*
12 *of water to any spaces added in excess of 200.*]

13 “(6) (3) To assess a tenant for a utility or service charge for any billing period using [*the*
14 *billing method described in subsection (1)(b)(C)(ii) or (c) of this section*] **pro rata billing, submeter**
15 **billing or park specific billing**, the landlord shall give the tenant a written notice, **including no-**
16 **notice by electronic means if allowed in the rental agreement’s description of the billing**
17 **method**, stating the amount of the utility or service charge that the tenant is to pay the landlord
18 and the due date for making the payment. The due date may not be before the date of service of the
19 notice. The amount of the charge is determined as described in ORS 90.534 or 90.536 **or section 40**
20 **of this 2019 Act.** [*If the rental agreement allows delivery of notice of a utility or service charge by*
21 *electronic means, for purposes of this subsection, ‘written notice’ includes a communication that is*
22 *transmitted in a manner that is electronic, as defined in ORS 84.004.*] If the landlord includes in the
23 notice a statement of the rent due, the landlord shall separately and clearly state the amount of the
24 rent and the amount of the utility or service charge. **Any public service charge included in the**
25 **utility or service charge under section 41 of this 2019 Act must be itemized separately.**

26 “(7) (4) A utility or service charge is not rent or a fee. Nonpayment of a utility or service
27 charge is not grounds for termination of a rental agreement for nonpayment of rent under ORS
28 90.394, but is grounds for termination of a rental agreement for cause under ORS 90.630. A landlord
29 may not give a notice of termination of a rental agreement under ORS 90.630 for nonpayment of a
30 utility or service charge sooner than the eighth day, including the first day the utility or service
31 charge is due, after the landlord gives the tenant the written notice stating the amount of the utility
32 or service charge.

33 “(8) (5) The landlord is responsible for maintaining the utility or service system, including any
34 submeter[, *consistent with ORS 90.730*]. After any installation or maintenance of the system **or**
35 **submeter** on a tenant’s space, the landlord shall restore the space to a condition that is **substan-**
36 **tially** the same as or better than the condition of the space before the installation or maintenance.

37 “(9) (6) A landlord may not assess a utility or service charge for water unless the water is
38 provided to the landlord by a:

39 “(a) Public utility as defined in ORS 757.005;

40 “(b) Municipal utility operating under ORS chapter 225;

41 “(c) People’s utility district organized under ORS chapter 261;

42 “(d) Cooperative organized under ORS chapter 62;

43 “(e) Domestic water supply district organized under ORS chapter 264; or

44 “(f) Water improvement district organized under ORS chapter 552.

45 “(10) (7) A landlord that provides utilities or services only to tenants of the landlord in com-

1 pliance with *[this section and ORS 90.534 and 90.536]* **ORS 90.531 to 90.539** is not a public utility
2 for purposes of ORS chapter 757.

3 “[*11*] **(8)** The authority *[granted in this section for]* **of** a utility or service provider to apply
4 policy regarding the billing methods *[described in subsection (1) of this section]* does not authorize
5 the utility or service provider to dictate either the amount billed to tenants or the rate at which
6 tenants are billed under ORS *[90.534 or 90.536]* **90.531 to 90.539**.

7 “**SECTION 44.** ORS 90.534 is amended to read:

8 “90.534. (1) If **allowed by** a written rental agreement *[so provides]*, a landlord using *[the]* pro rata
9 billing *[method described in ORS 90.532 (1)(b)(C)(ii)]* may require a tenant to pay to the landlord a
10 utility or service charge that *[has been]* **was** billed by a utility or service provider to the landlord
11 for a utility or service provided directly to the tenant’s space or to a common area available to the
12 tenant as part of the tenancy. *[A landlord may not unilaterally amend a rental agreement to convert*
13 *utility and service billing from a method described in ORS 90.532 (1)(b)(C)(i) to a method described in*
14 *ORS 90.532 (1)(b)(C)(ii).]* **A landlord may include in pro rata billing a public service charge un-**
15 **der section 41 of this 2019 Act.**

16 “(2)(a) As used in this subsection, ‘occupied’ means that a tenant resides in the dwelling or home
17 during each month for which the utility or service is billed.

18 “(b) A *[utility or service charge that is assessed on a]* pro rata *[basis]* **billing charge** to tenants
19 for the tenants’ spaces under this section must be allocated among the tenants by a method that
20 reasonably apportions the cost among the affected tenants and that is described in the rental
21 agreement.

22 “(c) Methods that reasonably apportion the cost among the tenants include, but are not limited
23 to, methods that divide the cost based on:

24 “(A) The number of occupied spaces in the facility;

25 “(B) The number of tenants or occupants in the dwelling or home compared with the number
26 of tenants or occupants in the facility, if there is a correlation with consumption of the utility or
27 service; or

28 “(C) The square footage in each dwelling, home or space compared with the total square footage
29 of occupied dwellings or homes in the facility **or the square footage of the facility**, if there is a
30 correlation with consumption of the utility or service.

31 “(3) A utility or service charge to be assessed to a tenant for a common area must be described
32 in the written rental agreement separately and distinctly from the utility or service charge for the
33 tenant’s space.

34 “(4) A landlord may not:

35 “(a) Bill or collect more money from tenants for utilities or services than the utility or service
36 provider charges the landlord.

37 “(b) Increase the utility or service charge to the tenant by adding any costs of the landlord, such
38 as a handling or administrative charge.

39 “**SECTION 45.** ORS 90.536 is amended to read:

40 “90.536. (1) If **allowed by** a written rental agreement *[so provides]*, a landlord using *[the]* sub-
41 meter billing *[method described in ORS 90.532 (1)(c)]* may require a tenant to pay to the landlord a
42 utility or service charge that has been billed by a utility or service provider to the landlord for
43 utility or service provided directly to the tenant’s space as measured by a submeter.

44 “(2) A utility or service charge to be assessed to a tenant under this section may consist of
45 **only:**

1 “(a) The cost of the utility or service provided to the tenant’s space and under the tenant’s
2 control, as measured by the submeter, at a rate no greater than the average rate billed to the
3 landlord by the utility or service provider, not including any base or service charge;

4 “(b) The cost of any sewer service for wastewater as a percentage of the tenant’s water charge
5 as measured by a submeter, if the utility or service provider charges the landlord for sewer service
6 as a percentage of water provided;

7 “(c) A pro rata portion of the cost of sewer service for storm water and wastewater if the utility
8 or service provider does not charge the landlord for sewer service as a percentage of water pro-
9 vided;

10 “(d) **A pro rata portion of any public service charge assessed to the landlord under sec-**
11 **tion 41 of this 2019 Act;**

12 “[d)] (e) A pro rata portion of costs to provide a utility or service to a common area;

13 “[e)] (f) A pro rata portion of any base or service charge billed to the landlord by the utility
14 or service provider, including but not limited to any tax passed through by the provider; and

15 “[f)] (g) A pro rata portion of the cost to read water meters and to bill tenants for water if:

16 “(A) A third party service reads the meters and bills tenants for the landlord; [and]

17 “(B) **The third party service charge does not include any other costs, including costs for**
18 **repairs, maintenance, inspections or collection efforts; and**

19 “[B)] (C) The landlord allows the tenants to inspect the third party’s billing records as provided
20 by ORS 90.538.

21 “(3) Except as provided in subsection (2) of this section, the landlord may not bill or collect
22 more money from tenants for utilities or services than the utility or service provider charges the
23 landlord. A utility or service charge to be assessed to a tenant under this section may not include
24 any additional charge, including any costs of the landlord, for the installation or maintenance of the
25 utility or service system or any profit for the landlord.

26 “**SECTION 46.** ORS 90.537 is amended to read:

27 “90.537. (1) A landlord may unilaterally amend a rental agreement **as provided in this section**
28 **to convert a tenant’s existing utility or service billing method for water or wastewater:**

29 “(a) From [a method described in ORS 90.532 (1)(b) to a] **rent-included billing or pro rata**
30 **billing to submeter billing [method described in ORS 90.532 (1)(c).]; or**

31 “(b) **From rent-included billing to pro rata billing.** [The landlord must give the tenant not less
32 than 180 days’ written notice before converting to a submeter billing method.]

33 “(2) **At least one month prior to installing submeters for a billing conversion under sub-**
34 **section (1)(a) of this section or prior to conversion to pro rata billing under subsection (1)(b)**
35 **of this section, the landlord shall:**

36 “(a) **Deliver to each tenant a written notice that describes:**

37 “(A) **The landlord’s intention to convert the water billing method;**

38 “(B) **The proposed new water and wastewater billing method;**

39 “(C) **The reason for the conversion; and**

40 “(D) **The process and schedule for the conversion, including the date, time and location**
41 **of the meeting described in paragraph (c) of this subsection;**

42 “(b) **Deliver to each tenant a copy of a handout developed by the Housing and Community**
43 **Services Department that describes the laws regarding utility conversions and billing; and**

44 “(c) **Meet with the tenants to explain the conversion and answer questions regarding**
45 **utility and service billing and to distribute a sample utility and service charge statement with**

1 an explanation of each entry on the statement.

2 “(3) The department shall prepare a handout described in subsection (2)(b) of this section
3 in consultation with representatives of facility landlords and tenants.

4 “(4)(a) If the landlord converts to submeter billing under this section, after the installa-
5 tion of the submeters and before the landlord may convert to submeter billing, the first three
6 utility billing periods shall serve as a trial period during which the landlord shall give the
7 tenant a mock-up example of the submeter billing for each billing period that shows what the
8 tenant’s bill would be using submeter billing.

9 “(b) Following the trial period described in paragraph (a) of this subsection, a landlord
10 is not required to test the submeters for accuracy.

11 “(5) If the landlord converts to pro rata billing under this section, after the conversion
12 and no less frequently than every three years, the landlord shall:

13 “(a) Conduct testing of every portion of any utility or service line for water that serves
14 the common areas and up to the connection to the dwelling or home;

15 “(b) Make the results of any testing available to the tenants; and

16 “(c) Fix any leaks within a reasonable time and consistent with ORS 90.730.

17 “[2] A landlord must give notice as provided in ORS 90.725 before entering a tenant’s space to
18 install or maintain a utility or service line or a submeter that measures the amount of a provided utility
19 or service.]

20 “[3] (6) If the [cost of the tenant’s utility or service was included in the rent before the conversion
21 to submeters] **landlord converts from rent-included billing to pro rata billing or submeter bill-**
22 **ing under this section**, the landlord shall reduce the tenant’s rent on a pro rata basis [upon] **be-**
23 **ginning with** the landlord’s first billing of the tenant using the **pro rata billing or** submeter
24 [method. The rent reduction may not be] **billing by no** less than an amount reasonably comparable
25 to the amount of the rent previously allocated to the utility or service cost averaged over at least
26 the [preceding one year] **12-month period of available utility or service billings immediately**
27 **preceding the first billing following the conversion.** [A landlord may not convert billing to a
28 submeter method less than one year after giving notice of a rent increase, unless the rent increase is
29 an automatic increase provided for in a fixed term rental agreement entered into one year or more be-
30 fore the conversion.] Before the landlord first bills the tenant using [the] **pro rata billing or** submeter
31 [method] **billing following the conversion**, the landlord shall provide the tenant with written doc-
32 umentation from the utility or service provider showing the landlord’s cost for the utility or service
33 provided to the facility during [at least the preceding year] **the 12-month period used to determine**
34 **the rent reduction. A landlord may offset all or part of a rent reduction required by this**
35 **subsection against a future rent increase provided in a fixed term rental agreement entered**
36 **into prior to the delivery of the notice of conversion under subsection (2) of this section.**

37 “[4] (7) A landlord that installs submeters [pursuant to] **under** this section may recover from
38 a tenant the cost of installing the submeters, including costs to improve or repair existing utility
39 or service system infrastructure necessitated by the installation of the submeters, only as follows:

40 “(a) By raising the rent, as with any capital expense in the facility, except that the landlord
41 may not raise the rent for this purpose within the first six months after installation of the subme-
42 ters; or

43 “(b) In a manufactured dwelling park, by imposing a special assessment pursuant to a written
44 special assessment plan adopted unilaterally by the landlord. The plan may include only the
45 landlord’s actual costs to be recovered on a pro rata basis from each tenant with payments due no

1 more frequently than monthly over a period of at least 60 months. Payments must be *[assessed as*
2 *part of]* **itemized as a separate charge from** the utility or service charge. The landlord must give
3 each tenant a copy of the plan at least 90 days before the first payment is due. Payments may not
4 be due before the completion of the installation, *[but]* **and** must begin within six months after com-
5 pletion. A new tenant of a space subject to the plan may be required to make payments under the
6 plan. Payments must end when the plan ends. The landlord is not required to provide an accounting
7 of plan payments made during or after the end of the plan.

8 “[5] (8) A landlord that converts to *[a]* submeter billing *[method under this section]* from *[the]*
9 rent-**included** billing *[method described in ORS 90.532 (1)(b)(C)(i)]* **under this section** may
10 unilaterally, and at the same time as the conversion to submeters, convert the billing for common
11 areas to *[the]* pro rata billing *[method described in ORS 90.532 (1)(b)(C)(ii)]* by including the change
12 in the notice required by subsection *[(1)]* (2) of this section. If the landlord continues to use *[the]*
13 rent-**included** billing *[method]* for common areas, the landlord may offset against the rent reduction
14 required by subsection *[(3)]* (6) of this section an amount that reflects the cost of serving the com-
15 mon areas. If the utility or service provider cannot provide an accurate cost for the service to the
16 common areas, the landlord shall assume the cost of serving the common areas to be 20 percent of
17 the total cost billed. This offset is not available if the landlord chooses to bill for the common areas
18 using *[the]* pro rata *[method]* **billing**.

19 “[6] (9) If storm water service and wastewater service are not measured by the submeter, a
20 landlord that installs submeters to measure water consumption *[under this section]* and converts to
21 *[a]* submeter billing *[method]* from *[the]* rent-**included** billing *[method described in ORS 90.532*
22 *(1)(b)(C)(i)]* **under this section** may continue to recover the cost of the storm water service or
23 wastewater service in the rent or may unilaterally, and at the same time as the conversion to sub-
24 meters, convert the billing for the storm water service or wastewater service to *[the]* pro rata billing
25 *[method described in ORS 90.532 (1)(b)(C)(ii)]* by including the change in the notice **and meeting**
26 required by subsection *[(1)]* (2) of this section. If the landlord converts the billing for the storm
27 water service or wastewater service to *[the]* pro rata billing *[method]*, the landlord must reduce the
28 rent to reflect that charge, as required by subsection *[(3)]* (6) of this section.

29 “[7] (10) A rental agreement amended under this section *[shall]* **must** include language that
30 fairly describes the provisions of this section.

31 “[8] (11) If a landlord installs a submeter on an existing utility or service line to a space or
32 common area that is already served by that line, unless the installation causes a system upgrade,
33 a local government may not assess a system development charge as defined in ORS 223.299 as a
34 result of the installation.

35 “**SECTION 47.** ORS 90.538 is amended to read:

36 “90.538. (1) **If a landlord bills tenants for water using pro rata billing or submeter billing,**
37 **the landlord shall post the facility water bills in an area accessible to tenants, including on**
38 **an Internet location.**

39 “[1] (2) A landlord shall, upon written request by the tenant, make available for inspection by
40 the tenant all utility billing records relating to a utility or service charge billed to the tenant **by**
41 **the landlord** during the preceding year. The landlord shall make the records available to the tenant
42 during normal business hours at an on-site manager’s office or at a location agreed to by the land-
43 lord and tenant. A tenant may not abuse the right to inspect utility or service charge records or
44 use the right to harass the landlord.

45 “[2] (3) If a landlord fails to comply with a provision of ORS 90.531 to 90.539, the tenant may

1 recover from the landlord [*an amount equal to*] **the greater of:**

2 “(a) One month’s [*periodic*] rent; or

3 “(b) Twice the **tenant’s actual damages, including any** amount wrongfully charged to the
4 tenant[, *whichever is greater*].

5 “**SECTION 47a.** ORS 90.539 is amended to read:

6 “90.539. (1) **A landlord using submeter billing may install submeters to measure con-**
7 **sumption of a utility or service.**

8 “(2) **After giving notice under ORS 90.725, a landlord may enter a tenant’s space to install**
9 **or maintain a utility or service line or a submeter that measures the amount of a provided**
10 **utility or service. The installation of a submeter may be at the connection to the space or**
11 **anywhere within the space, including under the dwelling or home, if the location does not**
12 **interfere with the tenant’s access to the dwelling or home. The landlord shall ensure that**
13 **the submeter and the water line to which it is attached are adequately insulated or located**
14 **to prevent the submeter or water line from damage from freezing or weather.**

15 “(3) In addition to any other right of entry granted under ORS 90.725, a landlord or the
16 landlord’s agent may enter a tenant’s space without consent of the tenant and without notice to the
17 tenant for the purpose of reading a submeter. An entry made under authority of this section is
18 subject to the following restrictions:

19 “[*1*] (a) The landlord or landlord’s agent may not remain on the space for a purpose other than
20 reading the submeter.

21 “[*2*] (b) The landlord or a landlord’s agent may not enter the space more than once per month.

22 “[*3*] (c) The landlord or landlord’s agent may enter the space only at reasonable times between
23 8 a.m. and 6 p.m.

24 “(4) **Except as provided in ORS 90.537 (4)(a), a landlord is not required to inspect or to**
25 **test submeters for accuracy.**

26 “(5) **A landlord shall use submeter billing for the provision of water for:**

27 “(a) **A manufactured dwelling park constructed after June 23, 2011.**

28 “(b) **Any spaces added in excess of 200 in an expansion of a manufactured dwelling park**
29 **after June 23, 2011.**

30 “**SECTION 48.** ORS 90.543 is amended to read:

31 “90.543. (1) Except as provided in subsections (2) and (3) of this section, a landlord that assesses
32 the tenants of a manufactured dwelling park containing 200 or more spaces in the facility a utility
33 or service charge for water by [*the*] pro rata billing [*method described in ORS 90.532 (1)(b)(C)(ii)*]
34 shall convert the method of assessing the utility or service charge to [*a billing method described in*
35 *ORS 90.532 (1)(a) or (1)(c)*] **direct billing or submeter billing.** The landlord shall complete the
36 conversion no later than December 31, 2012. A conversion under this section to [*a billing method*
37 *described in ORS 90.532 (1)(c)*] **submeter billing** is subject to ORS 90.537.

38 “(2) A landlord that provides water to a manufactured dwelling park solely from a well or from
39 a source other than those listed in ORS 90.532 [*9*] (6) is not required to comply with subsection (1)
40 of this section.

41 “(3) A landlord [*that meets the following requirements designed to promote conservation*] is not
42 required to comply with subsection (1) of this section **if the landlord:**

43 “[*a*] *The landlord must:*]

44 “[*A*] (a) [*Bill*] **Bills** for water provided to a space using [*the*] pro rata billing [*method described*
45 *in ORS 90.532 (1)(b)(C)(ii)*] by apportioning the utility provider’s charge to tenants [*on a pro rata*

1 *basis,*] with [*only the following factors being considered in the apportionment*], notwithstanding ORS
2 90.534 (2)(c), **consideration of only:**

3 “[(i)] **(A)** The number of tenants or occupants in the manufactured dwelling compared with the
4 number of tenants or occupants in the manufactured dwelling park; and

5 “[(ii)] **(B)** The size of a tenant’s space as a percentage of the total area of the manufactured
6 dwelling park.

7 “[(B)] **(b)** [*Base*] **Bases** two-thirds of the charge to the tenants on the factor described in [*sub-*
8 *paragraph (A)(i) of this paragraph*] **paragraph (a)(A) of this subsection** and one-third of the charge
9 on the factor described in [*subparagraph (A)(ii) of this paragraph*] **paragraph (a)(B) of this sub-**
10 **section.**

11 “[(C)] **(c)** [*Determine*] **Determines** the number of tenants or occupants in each dwelling unit and
12 in the manufactured dwelling park at least annually.

13 “[(b)] **(d)** [*The landlord must demonstrate*] **Demonstrates** significant other conservation meas-
14 ures, including:

15 “(A) Testing for leaks in common areas of the manufactured dwelling park at least annually,
16 repairing significant leaks within a reasonable time and making test results available to tenants;

17 “(B) Testing each occupied manufactured dwelling and space for leaks without charge to a ten-
18 ant occupying the dwelling at least annually and making test results available to the tenant;

19 “(C) Posting annually in any manufactured dwelling park office and in any common area evi-
20 dence demonstrating that per capita consumption of water in the manufactured dwelling park is
21 below the area average for single-family dwellings, as shown by data from the local provider of
22 water; and

23 “(D) Taking one or more other reasonable measures to promote conservation of water and to
24 control costs, including educating tenants about water conservation, prohibiting the washing of
25 motor vehicles in the manufactured dwelling park and requiring drip irrigation systems or schedules
26 for watering landscaping.

27 “[(c)] **(e)** [*The landlord must amend*] **Amends** the rental agreement of each tenant to describe
28 the provisions of this subsection and subsection (4) of this section and to describe the use of the pro
29 rata billing method with additional conservation measures. The landlord may make the amendment
30 to the rental agreement unilaterally and must provide written notice of the amendment to the tenant
31 at least 60 days before the amendment is effective.

32 “(4) If a landlord subject to this section adopts conservation measures described in subsection
33 (3) of this section to avoid having to comply with subsection (1) of this section:

34 “(a) Notwithstanding ORS 90.539 or 90.725 (2), a tenant must allow a landlord access to the
35 tenant’s space and to the tenant’s manufactured dwelling so the landlord can test for water leaks
36 as provided by subsection [(3)(b)(B)] **(3)(d)(B)** of this section.

37 “(b) The landlord must give notice consistent with ORS 90.725 (3)(e) before entering the tenant’s
38 space or dwelling to test for water leaks.

39 “(c) A [*tenant may be required by the*] landlord **may require a tenant** to repair a significant
40 leak in the dwelling found by the landlord’s test. The tenant [*must*] **shall** make the necessary repairs
41 within a reasonable time after written notice from the landlord regarding the leak, given the extent
42 of repair needed and the season. The tenant’s responsibility for repairs is limited to leaks within the
43 tenant’s dwelling and from the connection at the ground under the dwelling into the dwelling. If the
44 tenant fails to make the repair as required, the landlord may terminate the tenancy pursuant to ORS
45 90.630.

1 “(d) Notwithstanding ORS 90.730 (3)(c), a landlord [*is responsible for maintaining*] **shall main-**
2 **tain** the water lines within a tenant’s space up to the connection with the dwelling, including re-
3 pairing significant leaks found in a test.

4 “(e) A landlord may use [*the*] pro rata billing [*method described in ORS 90.532 (1)(b)(C)(ii)*] with
5 the allocation factors described in ORS 90.534 (2)(c) for common areas.

6 “(f) Notwithstanding ORS 90.534 (4), a landlord may include in the utility or service charge the
7 cost to read water meters and to bill tenants for water if those tasks are performed by a third party
8 service and the landlord allows the tenants to inspect the third party’s billing records as provided
9 by ORS 90.538.

10 “(5) A tenant may file an action for injunctive relief to compel compliance by a landlord with
11 the requirements of subsections (1), (3) and (4) of this section and for actual damages plus at least
12 two months’ rent as a penalty for noncompliance by the landlord with subsections (1), (3) and (4) of
13 this section. A landlord is not liable for damages for a failure to comply with the requirements of
14 subsections (1), (3) and (4) of this section if the noncompliance is only a good faith mistake by the
15 landlord in counting the number of tenants and occupants in each dwelling unit or the manufactured
16 dwelling park pursuant to subsection (3)(a) of this section.

17 “**SECTION 48a. Sections 40 and 41 of this 2019 Act and the amendments to ORS 90.531,**
18 **90.532, 90.534, 90.536, 90.537, 90.538 and 90.543 by sections 42 to 47 and 48 of this 2019 Act apply**
19 **only to billing methods for which a notice of conversion of a billing method is given on or**
20 **after the effective date of this 2019 Act.**

21
22 “**CONFORMING AMENDMENTS**

23
24 “**SECTION 49.** ORS 90.100, as amended by section 6, chapter 1, Oregon Laws 2019 (Enrolled
25 Senate Bill 608), is amended to read:

26 “90.100. As used in this chapter, unless the context otherwise requires:

27 “(1) ‘Accessory building or structure’ means any portable, demountable or permanent structure,
28 including but not limited to cabanas, ramadas, storage sheds, garages, awnings, carports, decks,
29 steps, ramps, piers and pilings, that is:

30 “(a) Owned and used solely by a tenant of a manufactured dwelling or floating home; or

31 “(b) Provided pursuant to a written rental agreement for the sole use of and maintenance by a
32 tenant of a manufactured dwelling or floating home.

33 “(2) ‘Action’ includes recoupment, counterclaim, setoff, suit in equity and any other proceeding
34 in which rights are determined, including an action for possession.

35 “(3) ‘Applicant screening charge’ means any payment of money required by a landlord of an
36 applicant prior to entering into a rental agreement with that applicant for a residential dwelling
37 unit, the purpose of which is to pay the cost of processing an application for a rental agreement for
38 a residential dwelling unit.

39 “(4) ‘Building and housing codes’ includes any law, ordinance or governmental regulation con-
40 cerning fitness for habitation, or the construction, maintenance, operation, occupancy, use or ap-
41 pearance of any premises or dwelling unit.

42 “(5) ‘Carbon monoxide alarm’ has the meaning given that term in ORS 105.836.

43 “(6) ‘Carbon monoxide source’ has the meaning given that term in ORS 105.836.

44 “(7) ‘Conduct’ means the commission of an act or the failure to act.

45 “(8) ‘DBH’ means the diameter at breast height, which is measured as the width of a standing

1 tree at four and one-half feet above the ground on the uphill side.

2 “(9) ‘Dealer’ means any person in the business of selling, leasing or distributing new or used
3 manufactured dwellings or floating homes to persons who purchase or lease a manufactured dwelling
4 or floating home for use as a residence.

5 “(10) ‘Domestic violence’ means:

6 “(a) Abuse between family or household members, as those terms are defined in ORS 107.705;
7 or

8 “(b) Abuse, as defined in ORS 107.705, between partners in a dating relationship.

9 “(11) ‘Drug and alcohol free housing’ means a dwelling unit described in ORS 90.243.

10 “(12) ‘Dwelling unit’ means a structure or the part of a structure that is used as a home, resi-
11 dence or sleeping place by one person who maintains a household or by two or more persons who
12 maintain a common household. ‘Dwelling unit’ regarding a person who rents a space for a manu-
13 factured dwelling or recreational vehicle or regarding a person who rents moorage space for a
14 floating home as defined in ORS 830.700, but does not rent the home, means the space rented and
15 not the manufactured dwelling, recreational vehicle or floating home itself.

16 “(13) ‘Essential service’ means:

17 “(a) For a tenancy not consisting of rental space for a manufactured dwelling, floating home or
18 recreational vehicle owned by the tenant and not otherwise subject to ORS 90.505 to 90.850:

19 “(A) Heat, plumbing, hot and cold running water, gas, electricity, light fixtures, locks for exte-
20 rior doors, latches for windows and any cooking appliance or refrigerator supplied or required to
21 be supplied by the landlord; and

22 “(B) Any other service or habitability obligation imposed by the rental agreement or ORS 90.320,
23 the lack or violation of which creates a serious threat to the tenant’s health, safety or property or
24 makes the dwelling unit unfit for occupancy.

25 “(b) For a tenancy consisting of rental space for a manufactured dwelling, floating home or
26 recreational vehicle owned by the tenant or that is otherwise subject to ORS 90.505 to 90.850:

27 “(A) Sewage disposal, water supply, electrical supply and, if required by applicable law, any
28 drainage system; and

29 “(B) Any other service or habitability obligation imposed by the rental agreement or ORS 90.730,
30 the lack or violation of which creates a serious threat to the tenant’s health, safety or property or
31 makes the rented space unfit for occupancy.

32 “(14) ‘Facility’ means a manufactured dwelling park or a marina.

33 “(15) ‘Fee’ means a nonrefundable payment of money.

34 “(16) ‘First class mail’ does not include certified or registered mail, or any other form of mail
35 that may delay or hinder actual delivery of mail to the recipient.

36 “(17) ‘Fixed term tenancy’ means a tenancy that has a fixed term of existence, continuing to a
37 specific ending date and terminating on that date without requiring further notice to effect the ter-
38 mination.

39 “(18) ‘Floating home’ has the meaning given that term in ORS 830.700. ‘Floating home’ includes
40 an accessory building or structure.

41 “(19) ‘Good faith’ means honesty in fact in the conduct of the transaction concerned.

42 “(20) ‘Hazard tree’ means a tree that:

43 “(a) Is located on a rented space in a manufactured dwelling park;

44 “(b) Measures at least eight inches DBH; and

45 “(c) Is considered, by an arborist licensed as a landscape construction professional pursuant to

1 ORS 671.560 and certified by the International Society of Arboriculture, to pose an unreasonable
2 risk of causing serious physical harm or damage to individuals or property in the near future.

3 “(21) ‘Hotel or motel’ means ‘hotel’ as that term is defined in ORS 699.005.

4 “(22) ‘Informal dispute resolution’ includes **voluntary** consultation between the landlord or
5 landlord’s agent and one or more tenants[,] or **voluntary** mediation utilizing the services of a third
6 party, **but does not include mandatory mediation or arbitration.**

7 “(23) ‘Landlord’ means the owner, lessor or sublessor of the dwelling unit or the building or
8 premises of which it is a part. ‘Landlord’ includes a person who is authorized by the owner, lessor
9 or sublessor to manage the premises or to enter into a rental agreement.

10 “(24) ‘Landlord’s agent’ means a person who has oral or written authority, either express or
11 implied, to act for or on behalf of a landlord.

12 “(25) ‘Last month’s rent deposit’ means a type of security deposit, however designated, the pri-
13 mary function of which is to secure the payment of rent for the last month of the tenancy.

14 “(26) ‘Manufactured dwelling’ means a residential trailer, a mobile home or a manufactured
15 home as those terms are defined in ORS 446.003. ‘Manufactured dwelling’ includes an accessory
16 building or structure. ‘Manufactured dwelling’ does not include a recreational vehicle.

17 “(27) ‘Manufactured dwelling park’ means a place where four or more manufactured dwellings
18 are located, the primary purpose of which is to rent space or keep space for rent to any person for
19 a charge or fee.

20 “(28) ‘Marina’ means a moorage of contiguous dwelling units that may be legally transferred as
21 a single unit and are owned by one person where four or more floating homes are secured, the pri-
22 mary purpose of which is to rent space or keep space for rent to any person for a charge or fee.

23 “(29) ‘Marina purchase association’ means a group of three or more tenants who reside in a
24 marina and have organized for the purpose of eventual purchase of the marina.

25 “(30) ‘Month-to-month tenancy’ means a tenancy that automatically renews and continues for
26 successive monthly periods on the same terms and conditions originally agreed to, or as revised by
27 the parties, until terminated by one or both of the parties.

28 “(31) ‘Organization’ includes a corporation, government, governmental subdivision or agency,
29 business trust, estate, trust, partnership or association, two or more persons having a joint or com-
30 mon interest, and any other legal or commercial entity.

31 “(32) ‘Owner’ includes a mortgagee in possession and means one or more persons, jointly or se-
32 verally, in whom is vested:

33 “(a) All or part of the legal title to property; or

34 “(b) All or part of the beneficial ownership and a right to present use and enjoyment of the
35 premises.

36 “(33) ‘Person’ includes an individual or organization.

37 “(34) ‘Premises’ means:

38 “(a) A dwelling unit and the structure of which it is a part and facilities and appurtenances
39 therein;

40 “(b) Grounds, areas and facilities held out for the use of tenants generally or the use of which
41 is promised to the tenant; and

42 “(c) A facility for manufactured dwellings or floating homes.

43 “(35) ‘Prepaid rent’ means any payment of money to the landlord for a rent obligation not yet
44 due. In addition, ‘prepaid rent’ means rent paid for a period extending beyond a termination date.

45 “(36) ‘Recreational vehicle’ has the meaning given that term in ORS 446.003.

1 “(37) ‘Rent’ means any payment to be made to the landlord under the rental agreement, periodic
2 or otherwise, in exchange for the right of a tenant and any permitted pet to occupy a dwelling unit
3 to the exclusion of others and to use the premises. ‘Rent’ does not include security deposits, fees
4 or utility or service charges as described in ORS 90.315 (4) and 90.532.

5 “(38) ‘Rental agreement’ means all agreements, written or oral, and valid rules and regulations
6 adopted under ORS 90.262 or 90.510 (6) embodying the terms and conditions concerning the use and
7 occupancy of a dwelling unit and premises. ‘Rental agreement’ includes a lease. A rental agreement
8 [shall be] is either a week-to-week tenancy, month-to-month tenancy or fixed term tenancy.

9 “(39) ‘Roomer’ means a person occupying a dwelling unit that does not include a toilet and ei-
10 ther a bathtub or a shower and a refrigerator, stove and kitchen, all provided by the landlord, and
11 where one or more of these facilities are used in common by occupants in the structure.

12 “(40) ‘Screening or admission criteria’ means a written statement of any factors a landlord
13 considers in deciding whether to accept or reject an applicant and any qualifications required for
14 acceptance. ‘Screening or admission criteria’ includes, but is not limited to, the rental history,
15 character references, public records, criminal records, credit reports, credit references and incomes
16 or resources of the applicant.

17 “(41) ‘Security deposit’ means a refundable payment or deposit of money, however designated,
18 the primary function of which is to secure the performance of a rental agreement or any part of a
19 rental agreement. ‘Security deposit’ does not include a fee.

20 “(42) ‘Sexual assault’ has the meaning given that term in ORS 147.450.

21 “(43) ‘Squatter’ means a person occupying a dwelling unit who is not so entitled under a rental
22 agreement or who is not authorized by the tenant to occupy that dwelling unit. ‘Squatter’ does not
23 include a tenant who holds over as described in ORS 90.427 (11).

24 “(44) ‘Stalking’ means the behavior described in ORS 163.732.

25 “(45) ‘Statement of policy’ means the summary explanation of information and facility policies
26 to be provided to prospective and existing tenants under ORS 90.510.

27 “(46) ‘Surrender’ means an agreement, express or implied, as described in ORS 90.148 between
28 a landlord and tenant to terminate a rental agreement that gave the tenant the right to occupy a
29 dwelling unit.

30 “(47) ‘Tenant’:

31 “(a) Except as provided in paragraph (b) of this subsection:

32 “(A) Means a person, including a roomer, entitled under a rental agreement to occupy a dwell-
33 ing unit to the exclusion of others, including a dwelling unit owned, operated or controlled by a
34 public housing authority.

35 “(B) Means a minor, as defined and provided for in ORS 109.697.

36 “(b) For purposes of ORS 90.505 to 90.850, means only a person who owns and occupies as a
37 residence a manufactured dwelling or a floating home in a facility and persons residing with that
38 tenant under the terms of the rental agreement.

39 “(c) Does not mean a guest or temporary occupant.

40 “(48) ‘Transient lodging’ means a room or a suite of rooms.

41 “(49) ‘Transient occupancy’ means occupancy in transient lodging that has all of the following
42 characteristics:

43 “(a) Occupancy is charged on a daily basis and is not collected more than six days in advance;

44 “(b) The lodging operator provides maid and linen service daily or every two days as part of the
45 regularly charged cost of occupancy; and

1 “(c) The period of occupancy does not exceed 30 days.

2 “(50) ‘Vacation occupancy’ means occupancy in a dwelling unit, not including transient occu-
3 pancy in a hotel or motel, that has all of the following characteristics:

4 “(a) The occupant rents the unit for vacation purposes only, not as a principal residence;

5 “(b) The occupant has a principal residence other than at the unit; and

6 “(c) The period of authorized occupancy does not exceed 45 days.

7 “(51) ‘Victim’ means:

8 “(a) The person against whom an incident related to domestic violence, sexual assault or stalk-
9 ing is perpetrated; or

10 “(b) The parent or guardian of a minor household member against whom an incident related to
11 domestic violence, sexual assault or stalking is perpetrated, unless the parent or guardian is the
12 perpetrator.

13 “(52) ‘Week-to-week tenancy’ means a tenancy that has all of the following characteristics:

14 “(a) Occupancy is charged on a weekly basis and is payable no less frequently than every seven
15 days;

16 “(b) There is a written rental agreement that defines the landlord’s and the tenant’s rights and
17 responsibilities under this chapter; and

18 “(c) There are no fees or security deposits, although the landlord may require the payment of
19 an applicant screening charge, as provided in ORS 90.295.

20 “**SECTION 50.** ORS 90.155 is amended to read:

21 “90.155. (1) Except as provided in ORS 90.300, 90.315, 90.425 and 90.675, where this chapter re-
22 quires written notice, service or delivery of that written notice shall be executed by one or more
23 of the following methods:

24 “(a) Personal delivery to the landlord or tenant;

25 “(b) First class mail to the landlord or tenant; or

26 “(c) If a written rental agreement so provides, both first class mail and attachment to a desig-
27 nated location. In order for a written rental agreement to provide for mail and attachment service
28 of written notices from the landlord to the tenant, the agreement must also provide for such service
29 of written notices from the tenant to the landlord. Mail and attachment service of written notices
30 shall be executed as follows:

31 “(A) For written notices from the landlord to the tenant, the first class mail notice copy shall
32 be addressed to the tenant at the premises and the second notice copy shall be attached in a secure
33 manner to the main entrance to that portion of the premises of which the tenant has possession; and

34 “(B) For written notices from the tenant to the landlord, the first class mail notice copy shall
35 be addressed to the landlord at an address as designated in the written rental agreement and the
36 second notice copy shall be attached in a secure manner to the landlord’s designated location, which
37 shall be described with particularity in the written rental agreement, reasonably located in relation
38 to the tenant and available at all hours.

39 “(2) If a notice is served by mail, the minimum period for compliance or termination of tenancy,
40 as appropriate, shall be extended by three days, and the notice shall include the extension in the
41 period provided.

42 “(3) A landlord or tenant may utilize alternative methods of notifying the other so long as the
43 alternative method is in addition to one of the service methods described in subsection (1) of this
44 section.

45 “(4) [*Notwithstanding ORS 90.510 (4),*] After 30 days’ written notice, a landlord may unilaterally

1 amend a rental agreement for a manufactured dwelling or floating home that is subject to ORS
2 90.505 to 90.850 to provide for service or delivery of written notices by mail and attachment service
3 as provided by subsection (1)(c) of this section.

4 “**SECTION 51.** ORS 90.300 is amended to read:

5 “90.300. (1) As used in this section, ‘security deposit’ includes any last month’s rent deposit.

6 “(2)(a) Except as otherwise provided in this section, a landlord may require a tenant to pay a
7 security deposit. The landlord shall provide the tenant with a receipt for any security deposit the
8 tenant pays. The landlord shall hold a security deposit or prepaid rent for the tenant who is a party
9 to the rental agreement. A tenant’s claim to the security deposit or prepaid rent is prior to the claim
10 of a creditor of the landlord, including a trustee in bankruptcy.

11 “(b) Except as provided in ORS 86.782 (10), the holder of the landlord’s interest in the premises
12 at the time the tenancy terminates is responsible to the tenant for any security deposit or prepaid
13 rent and is bound by this section.

14 “(3) A written rental agreement, if any, must list a security deposit paid by a tenant or required
15 by a landlord.

16 “(4) A landlord may not charge a tenant a pet security deposit for keeping a service animal or
17 companion animal that a tenant with a disability requires as a reasonable accommodation under fair
18 housing laws.

19 “(5)(a) Except as otherwise provided in this subsection, a landlord may not change the rental
20 agreement to require the tenant to pay a new or increased security deposit during the first year
21 after the tenancy has begun. Subject to subsection (4) of this section, the landlord may require an
22 additional deposit if the landlord and tenant agree to modify the terms and conditions of the rental
23 agreement to permit a pet or for other cause and the additional deposit relates to the modification.
24 This paragraph does not prevent a landlord from collecting a security deposit that an initial rental
25 agreement provided for but that remained unpaid at the time the tenancy began.

26 “(b) If a landlord requires a new or increased security deposit after the first year of the tenancy,
27 the landlord shall allow the tenant at least three months to pay the new or increased deposit.

28 “(6) The landlord may claim all or part of the security deposit only if the landlord required the
29 security deposit for any or all of the purposes specified in subsection (7) of this section.

30 “(7)(a) The landlord may claim from the security deposit only the amount reasonably necessary:

31 “(A) To remedy the tenant’s defaults in the performance of the rental agreement including, but
32 not limited to, unpaid rent; and

33 “(B) To repair damages to the premises caused by the tenant, not including ordinary wear and
34 tear.

35 “(b) A landlord is not required to repair damage caused by the tenant in order for the landlord
36 to claim against the deposit for the cost to make the repair. Any labor costs the landlord assesses
37 under this subsection for cleaning or repairs must be based on a reasonable hourly rate. The land-
38 lord may charge a reasonable hourly rate for the landlord’s own performance of cleaning or repair
39 work.

40 “(c) Defaults and damages for which a landlord may recover under this subsection include, but
41 are not limited to:

42 “(A) Carpet cleaning, other than the use of a common vacuum cleaner, if:

43 “(i) The cleaning is performed by use of a machine specifically designed for cleaning or
44 shampooing carpets;

45 “(ii) The carpet was cleaned or replaced after the previous tenancy or the most recent signif-

1 icant use of the carpet and before the tenant took possession; and

2 “(iii) The written rental agreement provides that the landlord may deduct the cost of carpet
3 cleaning regardless of whether the tenant cleans the carpet before the tenant delivers possession
4 as described in ORS 90.147.

5 “(B) Loss of use of the dwelling unit during the performance of necessary cleaning or repairs
6 for which the tenant is responsible under this subsection if the cleaning or repairs are performed
7 in a timely manner.

8 “(8) A landlord may not require a tenant to pay or to forfeit a security deposit or prepaid rent
9 to the landlord for the tenant’s failure to maintain a tenancy for a minimum number of months in
10 a month-to-month tenancy.

11 “(9) The landlord must apply any last month’s rent deposit to the rent due for the last month
12 of the tenancy:

13 “(a) When either the landlord or the tenant gives to the other a notice of termination, pursuant
14 to this chapter, other than a notice of termination under ORS 90.394;

15 “(b) When the landlord and tenant agree to terminate the tenancy; or

16 “(c) When the tenancy terminates in accordance with the provisions of a written rental agree-
17 ment for a term tenancy.

18 “(10) A landlord shall account for and refund as provided in subsections (12) to (14) of this sec-
19 tion any portion of a last month’s rent deposit the landlord does not apply as provided under sub-
20 section (9) of this section. Unless the tenant and landlord agree otherwise, the tenant may not
21 require the landlord to apply a last month’s rent deposit to rent due for any period other than the
22 last month of the tenancy. A last month’s rent deposit does not limit the amount of rent charged
23 unless a written rental agreement provides otherwise.

24 “(11) When the tenancy terminates, a landlord shall account for and refund to the tenant, in the
25 same manner this section requires for security deposits, the unused balance of any prepaid rent the
26 landlord has not previously refunded to the tenant under ORS 90.380 and 105.120 (5)(b) or any other
27 provision of this chapter. The landlord may claim from the remaining prepaid rent only the amount
28 reasonably necessary to pay the tenant’s unpaid rent.

29 “(12) In order to claim all or part of any prepaid rent or security deposit, within 31 days after
30 the tenancy terminates and the tenant delivers possession the landlord shall give to the tenant a
31 written accounting that states specifically the basis or bases of the claim. The landlord shall give
32 a separate accounting for security deposits and for prepaid rent.

33 “(13) The landlord shall return to the tenant the security deposit or prepaid rent or the portion
34 of the security deposit or prepaid rent that the landlord does not claim in the manner provided by
35 subsections (11) and (12) of this section not later than 31 days after the tenancy terminates and the
36 tenant delivers possession to the landlord.

37 “(14) The landlord shall give the written accounting required under subsection (12) of this sec-
38 tion or shall return the security deposit or prepaid rent as required by subsection (13) of this section
39 by personal delivery or by first class mail.

40 “(15) If a security deposit or prepaid rent secures a tenancy for a space for a manufactured
41 dwelling or floating home the tenant owns and occupies, whether or not in a facility, and the
42 dwelling or home is abandoned as described in ORS 90.425 (2) or 90.675 (2), the 31-day period de-
43 scribed in subsections (12) and (13) of this section commences on the earliest of:

44 “(a) Waiver of the abandoned property process under ORS 90.425 (26) or 90.675 [(23)] (24);

45 “(b) Removal of the manufactured dwelling or floating home from the rented space;

1 “(c) Destruction or other disposition of the manufactured dwelling or floating home under ORS
2 90.425 (10)(b) or 90.675 (10)(b); or

3 “(d) Sale of the manufactured dwelling or floating home pursuant to ORS 90.425 (10)(a) or 90.675
4 (10)(a).

5 “(16) If the landlord fails to comply with subsection (13) of this section or if the landlord in bad
6 faith fails to return all or any portion of any prepaid rent or security deposit due to the tenant
7 under this chapter or the rental agreement, the tenant may recover the money due in an amount
8 equal to twice the amount:

9 “(a) Withheld without a written accounting under subsection (12) of this section; or

10 “(b) Withheld in bad faith.

11 “(17)(a) A security deposit or prepaid rent in the possession of the landlord is not garnishable
12 property, as provided in ORS 18.618.

13 “(b) If a landlord delivers a security deposit or prepaid rent to a garnishor in violation of ORS
14 18.618 (1)(b), the landlord that delivered the security deposit or prepaid rent to the garnishor shall
15 allow the tenant at least 30 days after a copy of the garnishee response required by ORS 18.680 is
16 delivered to the tenant under ORS 18.690 to restore the security deposit or prepaid rent. If the
17 tenant fails to restore a security deposit or prepaid rent under the provisions of this paragraph be-
18 fore the tenancy terminates, and the landlord retains no security deposit or prepaid rent from the
19 tenant after the garnishment, the landlord is not required to refund or account for the security de-
20 posit or prepaid rent under subsection (11) of this section.

21 “(18) This section does not preclude the landlord or tenant from recovering other damages under
22 this chapter.

23 “**SECTION 52.** ORS 90.545 is amended to read:

24 “90.545. (1) Except as provided under subsections (2) to (6) of this section, a fixed term tenancy
25 for space for a manufactured dwelling or floating home, upon reaching its ending date, automatically
26 renews as a month-to-month tenancy having the same terms and conditions, other than duration and
27 rent increases under ORS 90.600, unless the tenancy is terminated under ORS 90.380 (5)(b), 90.394,
28 90.396, 90.398, 90.630 or 90.632.

29 “(2) To renew or extend a fixed term tenancy for another term, of any duration that is consistent
30 with ORS 90.550, the landlord shall submit the proposed new rental agreement to the tenant at least
31 60 days prior to the ending date of the term. The landlord shall include with the proposed agreement
32 a written statement that summarizes any new or revised terms, conditions, rules or regulations.

33 “(3) Notwithstanding ORS 90.610 [(3)] (2), a landlord’s proposed new rental agreement may in-
34 clude new or revised terms, conditions, rules or regulations, if the new or revised terms, conditions,
35 rules or regulations:

36 “(a)(A) Fairly implement a statute or ordinance adopted after the creation of the existing
37 agreement; or

38 “(B) Are the same as those offered to new or prospective tenants in the facility at the time the
39 proposed agreement is submitted to the tenant and for the six-month period preceding the submission
40 of the proposed agreement or, if there have been no new or prospective tenants during the six-month
41 period, are the same as are customary for the rental market;

42 “(b) Are consistent with the rights and remedies provided to tenants under this chapter, in-
43 cluding the right to keep a pet pursuant to ORS 90.530;

44 “(c) Do not relate to the age, size, style, construction material or year of construction of the
45 manufactured dwelling or floating home contrary to ORS 90.632 (2); and

1 “(d) Do not require an alteration of the manufactured dwelling or floating home or alteration
2 or new construction of an accessory building or structure.

3 “(4) A tenant shall accept or reject a landlord’s proposed new rental agreement at least 30 days
4 prior to the ending of the term by giving written notice to the landlord.

5 “(5) If a landlord fails to submit a proposed new rental agreement as provided by subsection (2)
6 of this section, the tenancy renews as a month-to-month tenancy as provided by subsection (1) of this
7 section.

8 “(6) If a tenant fails to accept or unreasonably rejects a landlord’s proposed new rental agree-
9 ment as provided by subsection (4) of this section, the fixed term tenancy terminates on the ending
10 date without further notice and the landlord may take possession by complying with ORS 105.105
11 to 105.168.

12 “(7) If a tenancy terminates under conditions described in subsection (6) of this section, and the
13 tenant surrenders or delivers possession of the premises to the landlord prior to the filing of an
14 action pursuant to ORS 105.110, the tenant has the right to enter into a written storage agreement
15 with the landlord, with the tenant having the same rights and responsibilities as a lienholder under
16 ORS 90.675 (20), except that the landlord may limit the term of the storage agreement to not exceed
17 six months. Unless the parties agree otherwise, the storage agreement must commence upon the
18 date of the termination of the tenancy. The rights under ORS 90.675 of any lienholder are delayed
19 until the end of the tenant storage agreement.

20 “**SECTION 53.** ORS 90.510 is amended to read:

21 “90.510. (1) Every landlord who rents a space for a manufactured dwelling or floating home shall
22 provide a written statement of policy to prospective and existing tenants. The purpose of the state-
23 ment of policy is to provide disclosure of the landlord’s policies to prospective tenants and to ex-
24 isting tenants who have not previously received a statement of policy. The statement of policy is
25 not a part of the rental agreement. The statement of policy shall provide all of the following infor-
26 mation in summary form:

27 “(a) The location and approximate size of the space to be rented.

28 “(b) The federal fair-housing age classification and present zoning that affect the use of the
29 rented space.

30 “(c) The facility policy regarding rent adjustment and a rent history for the space to be rented.
31 The rent history must, at a minimum, show the rent amounts on January 1 of each of the five pre-
32 ceding calendar years or during the length of the landlord’s ownership, leasing or subleasing of the
33 facility, whichever period is shorter.

34 “(d) The personal property, services and facilities that are provided by the landlord.

35 “(e) The installation charges that are imposed by the landlord and the installation fees that are
36 imposed by government agencies.

37 “(f) The facility policy regarding rental agreement termination including, but not limited to,
38 closure of the facility.

39 “(g) The facility policy regarding facility sale.

40 “(h) The facility policy regarding **mandatory mediation under section 8 of this 2019 Act and**
41 **informal dispute resolution, if any, under ORS 446.547.**

42 “(i) The utilities and services that are available, the name of the person furnishing them and the
43 name of the person responsible for payment.

44 “(j) **The facility policy regarding methods of billing for utilities and services as described**
45 **in ORS 90.531 to 90.539.**

1 “[(j)] (k) If a tenants’ association exists for the facility, a one-page summary about the tenants’
2 association. The tenants’ association shall provide the summary to the landlord.

3 “[(k)] (L) Any facility policy regarding the removal of a manufactured dwelling, including a
4 statement that removal requirements may impact the market value of a dwelling.

5 “[(L)] (m) Any facility policy regarding the planting of trees on the rented space for a manu-
6 factured dwelling.

7 “(2) The rental agreement and the facility rules and regulations [shall] **must** be attached as an
8 exhibit to the statement of policy. If the recipient of the statement of policy is a tenant, the rental
9 agreement attached to the statement of policy must be a copy of the agreement entered by the
10 landlord and tenant.

11 “(3) The landlord shall give:

12 “(a) Prospective tenants a copy of the statement of policy before the prospective tenants sign
13 rental agreements;

14 “(b) Existing tenants who have not previously received a copy of the statement of policy and
15 who are on month-to-month rental agreements a copy of the statement of policy at the time a 90-day
16 notice of a rent increase is issued; and

17 “(c) All other existing tenants who have not previously received a copy of the statement of
18 policy a copy of the statement of policy upon the expiration of their rental agreements and before
19 the tenants sign new agreements.

20 “(4) Every landlord who rents a space for a manufactured dwelling or floating home shall pro-
21 vide a written rental agreement, except as provided by ORS 90.710 (2)(d). The agreement must be
22 signed by the landlord and tenant and may not be [unilaterally] amended by one of the parties to the
23 contract except by:

24 “(a) Mutual agreement of the parties;

25 “(b) [Actions taken pursuant to ORS] **The landlord unilaterally under ORS 90.155 (4), 90.302**
26 **(9), 90.530, 90.533, 90.537, 90.543 (3), 90.600, 90.610, 90.643, 90.725 (3)(f) and (7) or 90.727 or section**
27 **8 (9) of this 2019 Act;** or

28 “(c) Those provisions required by changes in statute or ordinance.

29 “(5) The **rental** agreement required by subsection (4) of this section must specify:

30 “(a) The location and approximate size of the rented space[;].

31 “(b) The federal fair-housing age classification[;].

32 “(c) The rent per month[;].

33 “(d) All personal property, services and facilities [to be] provided by the landlord[;].

34 “(e) All security deposits, fees and installation charges imposed by the landlord[;].

35 “(f) Any facility policy regarding the planting of trees on the rented space for a manufactured
36 dwelling[;].

37 “(g) Improvements that the tenant may or must make to the rental space, including plant mate-
38 rials and landscaping[;].

39 “(h) Provisions for dealing with improvements to the rental space at the termination of the
40 tenancy[;].

41 “(i) Any conditions the landlord applies in approving a purchaser of a manufactured dwelling
42 or floating home as a tenant in the event the tenant elects to sell the home. Those conditions must
43 be in conformance with state and federal law and may include, but are not limited to, conditions as
44 to pets, number of occupants and screening or admission criteria[;].

45 “(j) That the tenant may not sell the tenant’s manufactured dwelling or floating home to a per-

1 son who intends to leave the manufactured dwelling or floating home on the rental space until the
2 landlord has accepted the person as a tenant[;].

3 “(k) The term of the tenancy[;].

4 “(L) The process by which the rental agreement or rules and regulations may be changed [,
5 *which shall identify that the rules and regulations may be changed with 60 days’ notice unless tenants*
6 *of at least 51 percent of the eligible spaces file an objection within 30 days; and]* **that is consistent**
7 **with ORS 90.610.**

8 “(m) The process by which the landlord or tenant shall give notices.

9 “(n) **That either party may request no-cost mandatory mediation of disputes through the**
10 **Housing and Community Services Department or a dispute resolution program described in**
11 **ORS 36.155 and the process by which mandatory mediation is initiated and conducted that is**
12 **consistent with section 8 of this 2019 Act.**

13 “(6) Every landlord who rents a space for a manufactured dwelling or floating home shall pro-
14 vide rules and regulations concerning the tenant’s use and occupancy of the premises. A violation
15 of the rules and regulations may be cause for termination of a rental agreement. However, this
16 subsection does not create a presumption that all rules and regulations are identical for all tenants
17 at all times. A rule or regulation [*shall be*] **is enforceable against the tenant only if:**

18 “(a) The rule or regulation:

19 “(A) Promotes the convenience, safety or welfare of the tenants;

20 “(B) Preserves the landlord’s property from abusive use; or

21 “(C) Makes a fair distribution of services and facilities held out for the general use of the ten-
22 ants.

23 “(b) The rule or regulation:

24 “(A) Is reasonably related to the purpose for which it is adopted and is reasonably applied;

25 “(B) Is sufficiently explicit in its prohibition, direction or limitation of the tenant’s conduct to
26 fairly inform the tenant of what the tenant shall do or may not do to comply; and

27 “(C) Is not for the purpose of evading the obligations of the landlord.

28 “(7)(a) A landlord who rents a space for a manufactured dwelling or floating home may adopt
29 a rule or regulation regarding occupancy guidelines. If adopted, an occupancy guideline in a facility
30 must be based on reasonable factors and not be more restrictive than limiting occupancy to two
31 people per bedroom.

32 “(b) As used in this subsection:

33 “(A) [*Reasonable factors may include but are not limited to*] **Factors to be considered in de-**
34 **termining reasonableness include:**

35 “(i) The size of the dwelling.

36 “(ii) The size of the rented space.

37 “(iii) Any discriminatory impact [*for reasons identified in*] **as described in ORS 659A.421 and**
38 **659A.425.**

39 “(iv) Limitations placed on utility services governed by a permit for water or sewage disposal.

40 “(B) ‘Bedroom’ means a room that is intended to be used primarily for sleeping purposes and
41 does not include bathrooms, toilet compartments, closets, halls, storage or utility space and similar
42 areas.

43 “(8) Intentional and deliberate failure of the landlord to comply with subsections (1) to (3) of this
44 section is cause for suit or action to remedy the violation or to recover actual damages. The pre-
45 vailing party is entitled to reasonable attorney fees and court costs.

1 “(9) A receipt signed by the potential tenant or tenants for documents required to be delivered
2 by the landlord pursuant to subsections (1) to (3) of this section is a defense for the landlord in an
3 action against the landlord for nondelivery of the documents.

4 “(10) A suit or action arising under subsection (8) of this section must be commenced within one
5 year after the discovery or identification of the alleged violation.

6 “(11) Every landlord who publishes a directory of tenants and tenant services must include a
7 one-page summary regarding any tenants’ association. The tenants’ association shall provide the
8 summary to the landlord.

9 “**SECTION 54.** ORS 90.533 is amended to read:

10 “90.533. (1) A landlord may unilaterally amend a rental agreement to convert the method of
11 billing a tenant for garbage collection and disposal from [*a method described in ORS 90.532 (1)(b)*]
12 **rent-included billing or pro rata billing** to a **billing** method in which the service provider:

13 “(a) Supplies garbage receptacles;

14 “(b) Collects and disposes of garbage; and

15 “(c)(A) Bills the tenant directly; or

16 “(B) Bills the landlord, who then bills the tenant based upon the number and size of the recep-
17 tacles used by the tenant.

18 “(2) A landlord shall give a tenant not less than 180 days’ written notice before converting a
19 billing method under subsection (1) of this section.

20 “(3) If the cost of garbage service was included in the rent before the conversion of a billing
21 method under subsection (1) of this section, the landlord shall reduce the tenant’s rent upon the first
22 billing of the tenant under the new billing method. The rent reduction may not be less than an
23 amount reasonably comparable to the amount of rent previously allocated for garbage collection and
24 disposal costs averaged over at least the preceding year. Before the conversion occurs, the landlord
25 shall provide the tenant with written documentation from the service provider showing the
26 landlord’s cost for the garbage collection and disposal service provided to the facility during at least
27 the preceding year.

28 “(4) A landlord may not convert a billing method under subsection (1) of this section less than
29 one year after giving notice of a rent increase, unless the rent increase is an automatic increase
30 provided for in a fixed term rental agreement entered into one year or more before the conversion.

31 “**SECTION 55.** ORS 90.555 is amended to read:

32 “90.555. (1) A facility tenant may not rent the tenant’s manufactured dwelling or floating home
33 to another person for a period exceeding three days unless the facility landlord, facility tenant and
34 dwelling or home renter enter into a written subleasing agreement specifying the rights and obli-
35 gations of the landlord, tenant and renter during the renter’s occupancy of the dwelling or home.
36 The subleasing agreement shall include, but need not be limited to, provisions that require the
37 dwelling or home renter to timely pay directly to the facility landlord the space rent, any separately
38 assessed fees payable under the rental agreement and any separately billed utility or service charge
39 described in ORS [*90.532 (1)(b) or (c)*] **90.531 to 90.539**, and provisions that grant the dwelling or
40 home renter the same rights as the facility tenant to cure a violation of the rental agreement for
41 the facility space, to require facility landlord compliance with ORS 90.730 and to be protected from
42 retaliatory conduct under ORS 90.765. This subsection does not authorize a facility tenant to rent
43 a manufactured dwelling or floating home to another person in violation of the rental agreement
44 between the facility tenant and the facility landlord.

45 “(2) Notwithstanding ORS 90.100 (47), a facility tenant who enters into a subleasing agreement

1 continues to be the tenant of the facility space and retains all rights and obligations of a facility
2 tenant under the rental agreement and this chapter. The occupancy of a manufactured dwelling or
3 floating home by a renter as provided in a subleasing agreement does not constitute abandonment
4 of the dwelling or home by the facility tenant.

5 “(3) The rights and obligations of the dwelling or home renter under a subleasing agreement are
6 in addition to the rights and obligations retained by the facility tenant under subsection (2) of this
7 section. The rights and obligations of the dwelling or home renter under the subleasing agreement
8 are separate from any rights or obligations of the renter under ORS 90.100 to 90.465 applicable to
9 the renter’s occupancy of the manufactured dwelling or floating home owned by the facility tenant.

10 “(4) Unless otherwise provided in the subleasing agreement, a facility landlord may terminate
11 a subleasing agreement:

12 “(a) Without cause by giving the dwelling or home renter written notice not less than 30 days
13 prior to the termination;

14 “(b) If a condition described in ORS 90.380 (5)(b) exists for the facility space, by giving the
15 renter the same notice to which the facility tenant is entitled under ORS 90.380 (5)(b); or

16 “(c) Subject to the cure right established in subsection (1) of this section and regardless of
17 whether the landlord terminates the rental agreement of the facility tenant:

18 “(A) For nonpayment of facility space rent; or

19 “(B) For any conduct by the dwelling or home renter that would be a violation of the rental
20 agreement under ORS 90.396 or 90.398 if committed by the facility tenant.

21 “(5) Upon termination of a subleasing agreement by the facility landlord, whether with or
22 without cause, the dwelling or home renter and the facility tenant are excused from continued per-
23 formance under any agreement for the renter’s occupancy of the manufactured dwelling or floating
24 home owned by the facility tenant.

25 “(6)(a) If, during the term of a subleasing agreement, the facility landlord gives notice to the
26 facility tenant of a rental agreement violation, of a law or ordinance violation or of the facility’s
27 closure, conversion or sale, the landlord shall also promptly give a copy of the notice to the dwelling
28 or home renter. The giving of notice to the dwelling or home renter does not constitute notice to
29 the facility tenant unless the tenant has expressly appointed the renter as the tenant’s agent for
30 purposes of receiving notice.

31 “(b) If the facility landlord gives notice to the dwelling or home renter that the landlord is ter-
32 minating the subleasing agreement, the landlord shall also promptly give a copy of the notice to the
33 facility tenant. The landlord shall give the notice to the facility tenant in the same manner as for
34 giving notice of a rental agreement violation.

35 “(c) If, during the term of a subleasing agreement, the facility tenant gives notice to the facility
36 landlord of a rental agreement violation, termination of tenancy or sale of the manufactured dwell-
37 ing or floating home, the tenant shall also promptly give a copy of the notice to the dwelling or
38 home renter.

39 “(d) If the dwelling or home renter gives notice to the facility landlord of a violation of ORS
40 90.730, the renter shall also promptly give a copy of the notice to the facility tenant.

41 “(7) If the rental agreement permits the facility tenant to sublease the tenant’s manufactured
42 dwelling or floating home, the landlord shall apply to the dwelling or home renter credit and con-
43 duct screening criteria that is substantially similar to the credit and conduct screening criteria the
44 landlord applies to applicants for a tenancy of a dwelling or home that is either owned by the
45 landlord or on consignment with the landlord under ORS 90.680.

1 “**SECTION 56.** ORS 90.600, as amended by section 3, chapter 1, Oregon Laws 2019 (Enrolled
2 Senate Bill 608), is amended to read:

3 “90.600. (1) For purposes of this section, the term ‘consumer price index’ refers to the annual
4 12-month average change in the Consumer Price Index for All Urban Consumers, West Region (All
5 Items), as published by the Bureau of Labor Statistics of the United States Department of Labor in
6 September of the prior calendar year.

7 “(2) If a rental agreement is a month-to-month tenancy to which ORS 90.505 to 90.850 apply, the
8 landlord may not increase the rent:

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

11 “(b) During any 12-month period, in an amount greater than seven percent plus the consumer
12 price index above the existing rent.

13 “(3) The written notice required by subsection (2)(a) of this section must specify:

14 “(a) The amount of the rent increase;

15 “(b) The amount of the new rent;

16 “(c) Facts supporting the exemption authorized by subsection (4) of this section, if the increase
17 is above the amount allowed in subsection (2)(b) of this section; and

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

19 “(4) A landlord is not subject to subsection (2)(b) of this section when:

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

22 “(b) The landlord is providing reduced rent to the tenant as part of a federal, state or local
23 program or subsidy.

24 “(5) A landlord that increases rent in violation of subsection (2)(b) of this section shall be liable
25 to the tenant in an amount equal to three months’ rent plus actual damages suffered by the tenant.

26 “(6) This section does not create a right to increase rent that does not otherwise exist.

27 “(7) This section does not require a landlord to compromise, justify or reduce a rent increase
28 that the landlord otherwise is entitled to impose.

29 “(8) Neither ORS 90.510 (1), requiring a landlord to provide a statement of policy, nor ORS
30 90.510 (4), requiring a landlord to provide a written rental agreement, create a basis for tenant
31 challenge of a rent increase, judicially or otherwise.

32 “(9)(a) The tenants who reside in a facility may elect one committee of seven or fewer members
33 in a facility-wide election to represent the tenants. One tenant of record for each rented space may
34 vote in the election. Upon written request from the tenants’ committee, the landlord or a represen-
35 tative of the landlord shall meet with the committee within 10 to 30 days of the request to discuss
36 the tenants’ nonrent concerns regarding the facility. Unless the parties agree otherwise, upon a
37 request from the tenants’ committee, a landlord or representative of the landlord shall meet with the
38 tenants’ committee at least once, but not more than twice, each calendar year. The meeting shall
39 be held on the premises if the facility has suitable meeting space for that purpose, or at a location
40 reasonably convenient to the tenants. After the meeting, the tenants’ committee shall send a written
41 summary of the issues and concerns addressed at the meeting to the landlord. The landlord or the
42 landlord’s representative shall make a good faith response in writing to the committee’s summary
43 within 60 days.

44 “(b) The tenants’ committee [*is*] **may be** entitled to informal dispute resolution [*in accordance*
45 *with*] **under** ORS 446.547 if the landlord or landlord’s representative fails to meet with the tenants’

1 committee or fails to respond in good faith to the written summary as required by paragraph (a) of
2 this subsection.

3 **“SECTION 57.** ORS 90.643 is amended to read:

4 **“90.643.** (1) A manufactured dwelling park may be converted to a planned community subdivision
5 of manufactured dwellings pursuant to ORS 92.830 to 92.845. When a manufactured dwelling park is
6 converted pursuant to ORS 92.830 to 92.845:

7 **“(a)** Conversion does not require closure of the park pursuant to ORS 90.645 or termination of
8 any tenancy on any space in the park or any lot in the planned community subdivision of manufac-
9 tured dwellings.

10 **“(b)** After approval of the tentative plan under ORS 92.830 to 92.845, the manufactured dwelling
11 park ceases to exist, notwithstanding the possibility that four or more lots in the planned community
12 subdivision may be available for rent.

13 **“(2)** If a park is converted to a subdivision under ORS 92.830 to 92.845, and the landlord closes
14 the park as a result of the conversion, ORS 90.645 applies to the closure.

15 **“(3)** If a park is converted to a subdivision under ORS 92.830 to 92.845, but the landlord does
16 not close the park as a result of the conversion:

17 **“(a)** A tenant who does not buy the space occupied by the tenant’s manufactured dwelling may
18 terminate the tenancy and move. If the tenant terminates the tenancy after receiving the notice
19 required by ORS 92.839 and before the expiration of the 60-day period described in ORS 92.840 (2),
20 the landlord shall pay the tenant as provided in ORS 90.645 (1).

21 **“(b)** If the landlord and the tenant continue the tenancy on the lot created in the planned com-
22 munity subdivision, the tenancy is governed by ORS 90.100 to 90.465, except that the following pro-
23 visions apply and, in the case of a conflict, control:

24 **“(A)** ORS 90.510 (4) to (7) applies to a rental agreement and rules and regulations concerning
25 the use and occupancy of the subdivision lot until the declarant turns over administrative control
26 of the planned community subdivision of manufactured dwellings to a homeowners association pur-
27 suant to ORS 94.600 and 94.604 to 94.621. The landlord shall provide each tenant with a copy of the
28 bylaws, rules and regulations of the homeowners association at least 60 days before the turnover
29 meeting described in ORS 94.609.

30 **“(B)** ORS 90.530 applies regarding pets.

31 **“(C)** ORS 90.545 applies regarding the extension of a fixed term tenancy.

32 **“(D)** ORS 90.600 (1) to (4) applies to an increase in rent.

33 **“(E)** ORS 90.620 applies to a termination by a tenant.

34 **“(F)** ORS 90.630 applies to a termination by a landlord for cause. However, the sale of a lot in
35 the planned community subdivision occupied by a tenant to someone other than the tenant is a good
36 cause for termination under ORS 90.630 that the tenant cannot cure or correct and for which the
37 landlord must give written notice of termination that states the cause of termination at least 180
38 days before termination.

39 **“(G)** ORS 90.632 applies to a termination of tenancy by a landlord due to the physical condition
40 of the manufactured dwelling.

41 **“(H)** ORS 90.634 applies to a lien for manufactured dwelling unit rent.

42 **“(I)** ORS 90.680 applies to the sale of a manufactured dwelling occupying a lot in the planned
43 community subdivision. If the intention of the buyer of the manufactured dwelling is to leave the
44 dwelling on the lot, the landlord may reject the buyer as a tenant if the buyer does not buy the lot
45 also.

1 “(J) ORS 90.710 applies to a cause of action for a violation of ORS 90.510 (4) to (7), 90.630, 90.680
2 or 90.765.

3 “(K) ORS 90.725 applies to landlord access to a rented lot in a planned community subdivision.

4 “(L) ORS 90.730 (2), (3), (4) and (7) apply to the duty of a landlord to maintain a rented lot in
5 a habitable condition.

6 “(M) ORS 90.750 applies to the right of a tenant to assemble or canvass.

7 “(N) ORS 90.755 applies to the right of a tenant to speak on political issues and to post political
8 signs.

9 “(O) ORS 90.765 applies to retaliatory conduct by a landlord.

10 “(P) ORS 90.771 applies to the confidentiality of information provided to the [*Office of Manu-*
11 *factured Dwelling Park Community Relations of the*] Housing and Community Services Department
12 about disputes.

13 “**SECTION 58.** ORS 90.645 is amended to read:

14 “90.645. (1)(a) If a manufactured dwelling park, or a portion of the park that includes the space
15 for a manufactured dwelling, is to be closed and the land or leasehold converted to a use other than
16 as a manufactured dwelling park, and the closure is not required by the exercise of eminent domain
17 or by order of federal, state or local agencies, the landlord may terminate a month-to-month or fixed
18 term rental agreement for a manufactured dwelling park space:

19 “(A) By giving the tenant not less than 365 days’ notice in writing before the date designated
20 in the notice for termination; and

21 “(B) By paying a tenant, for each space for which a rental agreement is terminated, one of the
22 following amounts:

23 “(i) \$6,000 if the manufactured dwelling is a single-wide dwelling;

24 “(ii) \$8,000 if the manufactured dwelling is a double-wide dwelling; or

25 “(iii) \$10,000 if the manufactured dwelling is a triple-wide or larger dwelling.

26 “(b) The [*Office of Manufactured Dwelling Park Community Relations of the*] Housing and Com-
27 munity Services Department shall establish by rule a process to annually recalculate the amounts
28 described in paragraph (a) of this subsection to reflect inflation.

29 “(2) Notwithstanding subsection (1) of this section, if a landlord closes a manufactured dwelling
30 park under this section as a result of converting the park to a subdivision under ORS 92.830 to
31 92.845, the landlord:

32 “(a) May terminate a rental agreement by giving the tenant not less than 180 days’ notice in
33 writing before the date designated in the notice for termination.

34 “(b) Is not required to make a payment under subsection (1) of this section to a tenant who:

35 “(A) Buys the space or lot on which the tenant’s manufactured dwelling is located and does not
36 move the dwelling; or

37 “(B) Sells the manufactured dwelling to a person who buys the space or lot.

38 “(3) A notice given under subsection (1) or (2) of this section shall, at a minimum:

39 “(a) State that the landlord is closing the park, or a portion of the park, and converting the land
40 or leasehold to a different use;

41 “(b) Designate the date of closure; and

42 “(c) Include the tax credit notice described in ORS 90.650.

43 “(4) Except as provided in subsections (2) and (5) of this section, the landlord must pay a tenant
44 the full amount required under subsection (1) of this section regardless of whether the tenant relo-
45 cates or abandons the manufactured dwelling. The landlord shall pay at least one-half of the pay-

1 ment amount to the tenant within seven days after receiving from the tenant the notice described
2 in subsection (5)(a) of this section. The landlord shall pay the remaining amount no later than seven
3 days after the tenant ceases to occupy the space.

4 “(5) Notwithstanding subsection (1) of this section:

5 “(a) A landlord is not required to make a payment to a tenant as provided in subsection (1) of
6 this section unless the tenant gives the landlord not less than 30 days’ and not more than 60 days’
7 written notice of the date within the 365-day period on which the tenant will cease tenancy, whether
8 by relocation or abandonment of the manufactured dwelling.

9 “(b) If the manufactured dwelling is abandoned:

10 “(A) The landlord may condition the payment required by subsection (1) of this section upon the
11 tenant waiving any right to receive payment under ORS 90.425 or 90.675.

12 “(B) The landlord may not charge the tenant to store, sell or dispose of the abandoned manu-
13 factured dwelling.

14 “(6)(a) A landlord may not charge a tenant any penalty, fee or unaccrued rent for moving out
15 of the manufactured dwelling park prior to the end of the 365-day notice period.

16 “(b) A landlord may charge a tenant for rent for any period during which the tenant occupies
17 the space and may deduct from the payment amount required by subsection (1) of this section any
18 unpaid moneys owed by the tenant to the landlord.

19 “(7) A landlord may not increase the rent for a manufactured dwelling park space after giving
20 a notice of termination under this section to the tenant of the space.

21 “(8) This section does not limit a landlord’s right to terminate a tenancy for nonpayment of rent
22 under ORS 90.394 or for other cause under ORS 90.380 (5)(b), 90.396, 90.398 or 90.632 by complying
23 with ORS 105.105 to 105.168.

24 “(9) If a landlord is required to close a manufactured dwelling park by the exercise of eminent
25 domain or by order of a federal, state or local agency, the landlord shall notify the park tenants no
26 later than 15 days after the landlord receives notice of the exercise of eminent domain or of the
27 agency order. The notice to the tenants shall be in writing, designate the date of closure, state the
28 reason for the closure, describe the tax credit available under section 17, chapter 906, Oregon Laws
29 2007, and any government relocation benefits known by the landlord to be available to the tenants
30 and comply with any additional content requirements under ORS 90.650.

31 “**SECTION 59.** ORS 90.645, as amended by section 2a, chapter 906, Oregon Laws 2007, and
32 section 2, chapter 198, Oregon Laws 2017, is amended to read:

33 “90.645. (1)(a) If a manufactured dwelling park, or a portion of the park that includes the space
34 for a manufactured dwelling, is to be closed and the land or leasehold converted to a use other than
35 as a manufactured dwelling park, and the closure is not required by the exercise of eminent domain
36 or by order of federal, state or local agencies, the landlord may terminate a month-to-month or fixed
37 term rental agreement for a manufactured dwelling park space:

38 “(A) By giving the tenant not less than 365 days’ notice in writing before the date designated
39 in the notice for termination; and

40 “(B) By paying a tenant, for each space for which a rental agreement is terminated, one of the
41 following amounts:

42 “(i) \$6,000 if the manufactured dwelling is a single-wide dwelling;

43 “(ii) \$8,000 if the manufactured dwelling is a double-wide dwelling; or

44 “(iii) \$10,000 if the manufactured dwelling is a triple-wide or larger dwelling.

45 “(b) The [*Office of Manufactured Dwelling Park Community Relations of the*] Housing and Com-

1 munity Services Department shall establish by rule a process to annually recalculate the amounts
2 described in paragraph (a) of this subsection to reflect inflation.

3 “(2) Notwithstanding subsection (1) of this section, if a landlord closes a manufactured dwelling
4 park under this section as a result of converting the park to a subdivision under ORS 92.830 to
5 92.845, the landlord:

6 “(a) May terminate a rental agreement by giving the tenant not less than 180 days’ notice in
7 writing before the date designated in the notice for termination.

8 “(b) Is not required to make a payment under subsection (1) of this section to a tenant who:

9 “(A) Buys the space or lot on which the tenant’s manufactured dwelling is located and does not
10 move the dwelling; or

11 “(B) Sells the manufactured dwelling to a person who buys the space or lot.

12 “(3) A notice given under subsection (1) or (2) of this section shall, at a minimum:

13 “(a) State that the landlord is closing the park, or a portion of the park, and converting the land
14 or leasehold to a different use;

15 “(b) Designate the date of closure; and

16 “(c) Include the tax notice described in ORS 90.650.

17 “(4) Except as provided in subsections (2) and (5) of this section, the landlord must pay a tenant
18 the full amount required under subsection (1) of this section regardless of whether the tenant relo-
19 cates or abandons the manufactured dwelling. The landlord shall pay at least one-half of the pay-
20 ment amount to the tenant within seven days after receiving from the tenant the notice described
21 in subsection (5)(a) of this section. The landlord shall pay the remaining amount no later than seven
22 days after the tenant ceases to occupy the space.

23 “(5) Notwithstanding subsection (1) of this section:

24 “(a) A landlord is not required to make a payment to a tenant as provided in subsection (1) of
25 this section unless the tenant gives the landlord not less than 30 days’ and not more than 60 days’
26 written notice of the date within the 365-day period on which the tenant will cease tenancy, whether
27 by relocation or abandonment of the manufactured dwelling.

28 “(b) If the manufactured dwelling is abandoned:

29 “(A) The landlord may condition the payment required by subsection (1) of this section upon the
30 tenant waiving any right to receive payment under ORS 90.425 or 90.675.

31 “(B) The landlord may not charge the tenant to store, sell or dispose of the abandoned manu-
32 factured dwelling.

33 “(6)(a) A landlord may not charge a tenant any penalty, fee or unaccrued rent for moving out
34 of the manufactured dwelling park prior to the end of the 365-day notice period.

35 “(b) A landlord may charge a tenant for rent for any period during which the tenant occupies
36 the space and may deduct from the payment amount required by subsection (1) of this section any
37 unpaid moneys owed by the tenant to the landlord.

38 “(7) A landlord may not increase the rent for a manufactured dwelling park space after giving
39 a notice of termination under this section to the tenant of the space.

40 “(8) This section does not limit a landlord’s right to terminate a tenancy for nonpayment of rent
41 under ORS 90.394 or for other cause under ORS 90.380 (5)(b), 90.396, 90.398 or 90.632 by complying
42 with ORS 105.105 to 105.168.

43 “(9) If a landlord is required to close a manufactured dwelling park by the exercise of eminent
44 domain or by order of a federal, state or local agency, the landlord shall notify the park tenants no
45 later than 15 days after the landlord receives notice of the exercise of eminent domain or of the

1 agency order. The notice to the tenants shall be in writing, designate the date of closure, state the
2 reason for the closure, describe any government relocation benefits known by the landlord to be
3 available to the tenants and comply with any additional content requirements under ORS 90.650.

4 “(10) The [*Office of Manufactured Dwelling Park Community Relations*] **department** shall adopt
5 rules establishing a sample form for the notice described in subsection (3) of this section.

6 “**SECTION 60.** ORS 90.650 is amended to read:

7 “90.650. (1) If a manufactured dwelling park or a portion of a manufactured dwelling park is
8 closed, resulting in the termination of the rental agreement between the landlord of the park and
9 a tenant renting space for a manufactured dwelling, whether because of the exercise of eminent
10 domain, by order of a federal, state or local agency or as provided under ORS 90.645 (1), the landlord
11 shall provide notice to the tenant of the tax credit provided under section 17, chapter 906, Oregon
12 Laws 2007. The notice shall state the eligibility requirements for the credit, information on how to
13 apply for the credit and any other information required by the [*Office of Manufactured Dwelling Park*
14 *Community Relations*] **Housing and Community Services Department** or the Department of Re-
15 venue by rule. The notice shall also state that the closure may allow the taxpayer to appeal the
16 property tax assessment on the manufactured dwelling.

17 “(2) The [*office*] **Housing and Community Services Department** shall adopt rules establishing
18 a sample form for the notice described in this section and the notice described in ORS 90.645 (3).

19 “(3) The Department of Revenue, in consultation with the [*office*] **Housing and Community**
20 **Services Department**, shall adopt rules establishing a sample form and explanation for the property
21 tax assessment appeal.

22 “(4) The [*office*] **Housing and Community Services Department** may adopt rules to administer
23 this section.

24 “**SECTION 61.** ORS 90.650, as amended by section 7a, chapter 906, Oregon Laws 2007, is
25 amended to read:

26 “90.650. (1) If a manufactured dwelling park or a portion of a manufactured dwelling park is
27 closed, resulting in the termination of the rental agreement between the landlord of the park and
28 a tenant renting space for a manufactured dwelling, whether because of the exercise of eminent
29 domain, by order of a federal, state or local agency or as provided under ORS 90.645 (1), the landlord
30 shall provide notice to the tenant that the closure may allow the taxpayer to appeal the property
31 tax assessment on the manufactured dwelling.

32 “(2) The Department of Revenue, in consultation with the [*Office of Manufactured Dwelling Park*
33 *Community Relations*] **Housing and Community Services Department**, shall adopt rules estab-
34 lishing a sample form and explanation for the property tax assessment appeal.

35 “(3) The [*office*] **Housing and Community Services Department** may adopt rules to administer
36 this section.

37 “**SECTION 62.** ORS 90.655 is amended to read:

38 “90.655. (1) A landlord that gives a notice of termination under ORS 90.645 shall, at the same
39 time, send one copy of the notice to the [*Office of Manufactured Dwelling Park Community*
40 *Relations*] **Housing and Community Services Department** by first class mail. The landlord shall,
41 at the same time, send a copy of the notice, both by first class mail and by certified mail with return
42 receipt requested, for each affected manufactured dwelling, to any person:

43 “(a) That is not a tenant; and

44 “(b)(A) That the landlord actually knows to be an owner of the manufactured dwelling; or

45 “(B) That has a lien recorded in the title or ownership document records for the manufactured

1 dwelling.

2 “(2) A landlord that terminates rental agreements for manufactured dwelling park spaces under
3 ORS 90.645 shall, no later than 60 days after the manufactured dwelling park or portion of the park
4 closes, report to the [office] **department**:

5 “(a) The number of dwelling unit owners who moved their dwelling units out of the park; and

6 “(b) The number of dwelling unit owners who abandoned their dwelling units at the park.

7 “**SECTION 63.** ORS 90.771 is amended to read:

8 “90.771. (1) In order to foster the role of the [*Office of Manufactured Dwelling Park Community*
9 *Relations*] **Housing and Community Services Department** in mediating and resolving disputes
10 between landlords and tenants of manufactured dwelling and floating home facilities, the [*Housing*
11 *and Community Services*] department shall establish procedures to maintain the confidentiality of
12 information received by the [office] **department** pertaining to individual landlords and tenants of
13 facilities and to landlord-tenant disputes. The procedures must comply with the provisions of this
14 section.

15 “(2) Except as provided in subsection (3) of this section, the department shall treat as confi-
16 dential and not disclose:

17 “(a) The identity of a landlord, tenant or complainant involved in a dispute or of a person who
18 provides information to the department in response to a department investigation of a dispute;

19 “(b) Information provided to the department by a landlord, tenant, complainant or other person
20 relating to a dispute; or

21 “(c) Information discovered by the department in investigating a dispute.

22 “(3) The department may disclose:

23 “(a) Information described in subsection (2) of this section to a state agency; and

24 “(b) Information described in subsection (2) of this section if the landlord, tenant, complainant
25 or other person who provided the information being disclosed, or the legal representative thereof,
26 consents orally or in writing to the disclosure and specifies to whom the disclosure may be made.
27 Only the landlord, tenant, complainant or other person who provided the information to the de-
28 partment may authorize or deny the disclosure of the information.

29 “(4) This section does not prohibit the department from compiling and disclosing examples and
30 statistics that demonstrate information such as the type of dispute, frequency of occurrence and
31 geographical area where the dispute occurred if the identity of the landlord, tenant, complainant and
32 other persons are protected.

33 “**SECTION 64.** ORS 92.840 is amended to read:

34 “92.840. (1) Notwithstanding the provisions of ORS 92.016 (1), prior to the approval of a tentative
35 plan, the declarant may negotiate to sell a lot for which approval is required under ORS 92.830 to
36 92.845.

37 “(2) Prior to the sale of a lot, the declarant shall offer to sell the lot to the tenant who occupies
38 the lot. The offer required under this subsection:

39 “(a) Terminates 60 days after receipt of the offer by the tenant or upon written rejection of the
40 offer, whichever occurs first; and

41 “(b) Does not constitute a notice of termination of the tenancy.

42 “(3) For 60 days after termination of the offer required under subsection (2) of this section, the
43 declarant may not sell the lot to a person other than the tenant at a price or on terms that are more
44 favorable to the purchaser than the price or terms that were offered to the tenant.

45 “(4) After the manufactured dwelling park or mobile home park has been submitted for subdivi-

1 sion under ORS 92.830 to 92.845 and until a lot is offered for sale in accordance with subsection (2)
2 of this section, the declarant shall notify a prospective tenant, in writing, prior to the commence-
3 ment of the tenancy, that the park has been submitted for subdivision and that the tenant is entitled
4 to receive an offer to purchase the lot under subsection (2) of this section.

5 “(5) Prior to the sale of a lot in a subdivision created by conversion of the park, the declarant
6 must provide the tenant or other potential purchaser of the lot with information about the home-
7 owners association formed by the declarant as required by ORS 94.625. The information must, at a
8 minimum, include the association name and type and any rights set forth in the declaration required
9 by ORS 94.580.

10 “(6) The declarant may not begin improvements or rehabilitation to the lot during the period
11 described in the landlord’s notice of termination under ORS 90.645 without the permission of the
12 tenant.

13 “(7) The declarant may begin improvements or rehabilitation to the common property as defined
14 in the declaration during the period described in the landlord’s notice of termination under ORS
15 90.645.

16 “(8) If the tenant does not buy the lot occupied by the tenant’s manufactured dwelling or mobile
17 home, the declarant and the tenant may continue the tenancy on the lot after approval of the ten-
18 tative plan. The rights and responsibilities of tenants who continue their tenancy on the lot in the
19 planned community subdivision of manufactured dwellings are set out in ORS 90.643.

20 “(9) After approval of the tentative plan and the period provided by subsection (2)(a) of this
21 section, the declarant shall promptly:

22 “(a) Notify the [*Office of Manufactured Dwelling Park Community Relations of the*] Housing and
23 Community Services Department of the approval.

24 “(b) Provide the [*office*] **department** with a street address for each lot in the planned community
25 subdivision of manufactured dwellings that remains available for rental use.

26 “(10) Nothing in this section prevents the declarant from terminating a tenancy in the park in
27 compliance with ORS 90.630, 90.632 and 90.645. However, the declarant shall make the offer required
28 under subsection (2) of this section to a tenant whose tenancy is terminated after approval of the
29 tentative plan unless the termination is for cause under ORS 90.392, 90.394, 90.396, 90.630 (1) or (8)
30 or 90.632.

31 “**SECTION 65.** ORS 93.643 is amended to read:

32 “93.643. (1) To give constructive notice of an interest in real property, a person must have
33 documentation of the interest recorded in the indices maintained under ORS 205.130 in the county
34 where the property is located. Such recordation, and no other record, constitutes constructive notice
35 to any person of the existence of the interest, except:

36 “(a) Constructive notice may be given as provided in ORS 311.405 [*and 446.515 to 446.547*] and
37 ORS chapters 87, 450, 451, 452, 453, 454, 455 and 456 and local government charters; or

38 “(b) A city may give constructive notice of a governmental lien by maintaining a record of the
39 lien in an electronic medium that is accessible online during the regular business hours of the city.

40 “(2) Notwithstanding subsection (1) of this section:

41 “(a) A judgment lien attaches to real property of the judgment debtor as provided in ORS
42 chapter 18.

43 “(b) A lien shall be created against all real property of the person named in an order or warrant
44 as provided in ORS 205.125 if the order or warrant is recorded in the County Clerk Lien Record.

45 “(c) Constructive notice of either a local improvement district estimated assessment or a system

1 development charge installment payment contract pursuant to ORS 223.290, created after September
2 9, 1995, is given only by one of the following methods:

3 “(A) By recording the notice of estimated assessment or the acceptance of the system develop-
4 ment charge installment payment contract in the indices maintained under ORS 205.130 in the
5 county in which the property is located. The recording shall include a description of real property
6 in the manner prescribed in ORS 93.600. The city shall continue to maintain the bond lien docket
7 as prescribed in ORS 223.230. The bond lien docket shall include a reference to the county recording
8 by a document fee number or book and page number.

9 “(B) By recording the notice of estimated assessment or the acceptance of the system develop-
10 ment charge installment payment contract through an online electronic medium. The electronic lien
11 record shall be the controlling lien record, to the exclusion of any informational recording made by
12 the city in county indices. The city informational recording shall include a clear statement of the
13 purpose of the recording and a reference to the location of the electronic lien record.

14 “(3) A city that maintains records through an online electronic medium shall comply with the
15 following requirements:

16 “(a) Each lien record shall consist of the effective date of the recording, a reference to the lo-
17 cation of source documents or files, a description of real property in the manner prescribed in ORS
18 93.600, a site address, if appropriate, a state property identification number or county property tax
19 identification number, a lien account number or other account identifier, the amount of the esti-
20 mated assessment or system development charge installment payment contract, the final assessment
21 in the case of a local improvement assessment district and the current amount of principal balance.

22 “(b) Lien records shall be accessible through the online electronic medium to any individual or
23 organization by mutual agreement with the city. Users of the online electronic medium shall be au-
24 thorized to access the lien records from equipment maintained at sites of their choosing.

25 “(4) Recording of the satisfaction of a local improvement district assessment or system devel-
26 opment charge installment payment contract shall be made in the same location as the original re-
27 cording, either in the indices maintained under ORS 205.130 or in the lien docket maintained
28 through an electronic medium as provided in this section.

29 “(5) A city that establishes an electronic lien record as authorized by this section shall record
30 in the County Clerk Lien Record maintained under ORS 205.130 a statement that indicates the date
31 and time at which the electronic lien record takes priority over the County Clerk Lien Record and
32 that describes the methods by which the electronic lien records of the city are made accessible.

33 “**SECTION 66.** ORS 90.725 is amended to read:

34 “90.725. (1) As used in this section:

35 “(a) ‘Emergency’ includes but is not limited to:

36 “(A) A repair problem that, unless remedied immediately, is likely to cause serious physical
37 harm or damage to individuals or property.

38 “(B) The presence of a hazard tree on a rented space in a manufactured dwelling park.

39 “(b) ‘Unreasonable time’ refers to a time of day, day of the week or particular time that conflicts
40 with the tenant’s reasonable and specific plans to use the space.

41 “(c) ‘Yard maintenance, equipment servicing or grounds keeping’ includes, but is not limited to,
42 servicing individual septic tank systems or water pumps, weeding, mowing grass and pruning trees
43 and shrubs.

44 “(2) A landlord or a landlord’s agent may enter onto a rented space, not including the tenant’s
45 manufactured dwelling or floating home or an accessory building or structure, to:

1 “(a) Inspect the space;

2 “(b) Make necessary or agreed repairs, decorations, alterations or improvements;

3 “(c) Inspect or maintain trees;

4 “(d) Supply necessary or agreed services;

5 “(e) Perform agreed yard maintenance, equipment servicing or grounds keeping; [or]

6 “(f) Exhibit the space to prospective or actual purchasers of the facility, mortgagees, tenants,

7 workers or contractors[.]; **or**

8 **“(g) Install or maintain a utility or service line or submeter under ORS 90.531 to 90.539.**

9 “(3) The right of access of the landlord or landlord’s agent is limited as follows:

10 “(a) A landlord or landlord’s agent may enter upon the rented space without consent of the

11 tenant and without notice to the tenant for the purpose of serving notices required or permitted

12 under this chapter, the rental agreement or any provision of applicable law.

13 “(b) In case of an emergency, a landlord or landlord’s agent may enter the rented space without

14 consent of the tenant, without notice to the tenant and at any time. If a landlord or landlord’s agent

15 makes an emergency entry in the tenant’s absence, the landlord shall give the tenant actual notice

16 within 24 hours after the entry, and the notice shall include the fact of the entry, the date and time

17 of the entry, the nature of the emergency and the names of the persons who entered.

18 “(c) If the tenant requests repairs or maintenance in writing, the landlord or landlord’s agent,

19 without further notice, may enter upon demand, in the tenant’s absence or without consent of the

20 tenant, for the purpose of making the requested repairs until the repairs are completed. The tenant’s

21 written request may specify allowable times. Otherwise, the entry must be at a reasonable time. The

22 authorization to enter provided by the tenant’s written request expires after seven days, unless the

23 repairs are in progress and the landlord or landlord’s agent is making a reasonable effort to com-

24 plete the repairs in a timely manner. If the person entering to do the repairs is not the landlord,

25 upon request of the tenant, the person must show the tenant written evidence from the landlord

26 authorizing that person to act for the landlord in making the repairs.

27 “(d) If a written agreement requires the landlord to perform yard maintenance, equipment ser-

28 vicing or grounds keeping for the space:

29 “(A) A landlord and tenant may agree that the landlord or landlord’s agent may enter for that

30 purpose upon the space, without notice to the tenant, at reasonable times and with reasonable fre-

31 quency. The terms of the right of entry must be described in the rental agreement or in a separate

32 written agreement.

33 “(B) A tenant may deny consent for a landlord or landlord’s agent to enter upon the space

34 pursuant to this paragraph if the entry is at an unreasonable time or with unreasonable frequency.

35 The tenant must assert the denial by giving actual notice of the denial to the landlord or landlord’s

36 agent prior to, or at the time of, the attempted entry.

37 “(e) In all other cases, unless there is an agreement between the landlord and the tenant to the

38 contrary regarding a specific entry, the landlord shall give the tenant at least 24 hours’ actual no-

39 tice of the intent of the landlord to enter and the landlord or landlord’s agent may enter only at

40 reasonable times. The landlord or landlord’s agent may not enter if the tenant, after receiving the

41 landlord’s notice, denies consent to enter. The tenant must assert this denial of consent by giving

42 actual notice of the denial to the landlord or the landlord’s agent prior to, or at the time of, the

43 attempt by the landlord or landlord’s agent to enter.

44 “(f) Notwithstanding paragraph (e) of this subsection, a landlord or the landlord’s agent may

45 enter a rented space solely to inspect a tree despite a denial of consent by the tenant if the landlord

1 or the landlord’s agent has given at least 24 hours’ actual notice of the intent to enter to inspect
2 the tree and the entry occurs at a reasonable time.

3 “(4) A landlord shall not abuse the right of access or use it to harass the tenant. A tenant shall
4 not unreasonably withhold consent from the landlord to enter.

5 “(5) A landlord has no other right of access except:

6 “(a) Pursuant to court order;

7 “(b) As permitted by ORS 90.410 (2);

8 “(c) As permitted under ORS 90.539; or

9 “(d) When the tenant has abandoned or relinquished the premises.

10 “(6) If a landlord is required by a governmental agency to enter a rented space, but the landlord
11 fails to gain entry after a good faith effort in compliance with this section, the landlord shall not
12 be found in violation of any state statute or local ordinance due to the failure.

13 “(7) If a landlord has a report from an arborist licensed as a landscape construction professional
14 pursuant to ORS 671.560 and certified by the International Society of Arboriculture that a tree on
15 the rented space is a hazard tree that must be maintained by the landlord as described in ORS
16 90.727, the landlord is not liable for any damage or injury as a result of the hazard tree if the
17 landlord is unable to gain entry after a good faith effort in compliance with this section.

18 “(8) If the tenant refuses to allow lawful access, the landlord may obtain injunctive relief to
19 compel access or may terminate the rental agreement pursuant to ORS 90.630 (1) and take pos-
20 session in the manner provided in ORS 105.105 to 105.168. In addition, the landlord may recover
21 actual damages.

22 “(9) If the landlord makes an unlawful entry or a lawful entry in an unreasonable manner or
23 makes repeated demands for entry otherwise lawful but that have the effect of unreasonably har-
24 assing the tenant, the tenant may obtain injunctive relief to prevent the reoccurrence of the conduct
25 or may terminate the rental agreement pursuant to ORS 90.620 (1). In addition, the tenant may re-
26 cover actual damages not less than an amount equal to one month’s rent.

27 “**SECTION 67.** ORS 105.124, as amended by section 8, chapter 1, Oregon Laws 2019 (Enrolled
28 Senate Bill 608), is amended to read:

29 “105.124. For a complaint described in ORS 105.123, if ORS chapter 90 applies to the dwelling
30 unit:

31 “(1) The complaint must be in substantially the following form and be available from the clerk
32 of the court:

33 “ _____

34
35 IN THE CIRCUIT COURT
36 FOR THE COUNTY OF

37 _____
38 No. _____

39
40 RESIDENTIAL EVICTION COMPLAINT

41
42 PLAINTIFF (Landlord or agent):

43 _____
44 _____

45 Address: _____

1 City: _____
2 State: _____ Zip: _____
3 Telephone: _____
4

5 vs.

6
7 DEFENDANT (Tenants/Occupants):

8 _____
9 _____

10 MAILING ADDRESS: _____

11 City: _____

12 State: _____ Zip: _____

13 Telephone: _____
14

15 1.

16 Tenants are in possession of the dwelling unit, premises or rental property described above or
17 located at:

18
19 _____
20

21 2.

22 Landlord is entitled to possession of the property because of:

23

24 _____ 24-hour notice for personal
25 injury, substantial damage, extremely
26 outrageous act or unlawful occupant.
27 ORS 90.396 or 90.403.

28 _____ 24-hour or 48-hour notice for
29 violation of a drug or alcohol
30 program. ORS 90.398.

31 _____ 24-hour notice for perpetrating
32 domestic violence, sexual assault or
33 stalking. ORS 90.445.

34 _____ 72-hour or 144-hour notice for
35 nonpayment of rent. ORS 90.394.

36 _____ 7-day notice with stated cause in
37 a week-to-week tenancy. ORS 90.392 (6).

38 _____ 10-day notice for a pet violation,
39 a repeat violation in a month-to-month
40 tenancy or without stated cause in a
41 week-to-week tenancy. ORS 90.392 (5),
42 90.405 or 90.427 (2).

43 _____ 20-day notice for a repeat violation.
44 ORS 90.630 [(4)] (5).

45 _____ 30-day, 60-day or 180-day notice without

1 “**SECTION 69.** ORS 456.095 is amended to read:

2 “456.095. (1) When the governing body of a city or county adopts a resolution pursuant to ORS
3 456.085, the governing body may then elect to have the powers of a housing authority under [*this*
4 *chapter, ORS chapter 455 and ORS 446.515 to 446.547*] **ORS 456.055 to 456.235** exercised in any of
5 the following ways:

6 “(a) Appointing by resolution, a commission composed of five, seven or nine persons.

7 “(b) Declaring, by resolution, that the governing body, itself, shall exercise the powers of a
8 housing authority under [*this chapter, ORS chapter 455 and ORS 446.515 to 446.547*] **ORS 456.055**
9 **to 456.235**. A governing body that exercises the powers of a housing authority may appoint at least
10 one but not more than two additional commissioners for the housing authority. An appointed com-
11 missioner has the same authority as other housing authority commissioners, but may not exercise
12 any powers of the governing body. At least one appointed commissioner must be a resident who
13 receives direct assistance from the housing authority. The second appointed commissioner, if any,
14 at a minimum must live within the jurisdiction of the authority. An appointed commissioner serves
15 a term of office equal in length to the terms of office for governing body members, but not more than
16 four years. An appointed commissioner may be removed only for cause as described in ORS 456.110
17 or if the commissioner ceases to meet the requirements for being an appointed commissioner. In the
18 event that a housing authority commission consisting of the governing body of a city and one or
19 more appointed commissioners has an even number of members, the mayor [*shall*] **must** be included
20 as a member of the commission for the housing authority. An act of a governing body exercising the
21 powers of a housing authority is an act of the commission for the housing authority only and not
22 of the governing body.

23 “(2) When the governing bodies of two or more authorities join and cooperate with one another
24 and create a regional authority to exercise all the powers conferred by the Housing Authorities
25 Law, as authorized by ORS 456.140, the governing bodies of the cooperating cities and counties shall
26 by resolution appoint a commission for the regional authority consisting of nine persons. The coop-
27 erating cities and counties shall each appoint an equal number of the nine commissioners. If nine
28 divided by the number of joining or cooperating cities and counties produces a fraction, then the
29 commissioners appointed by such cities and counties shall appoint one commissioner so that nine
30 commissioners in all are appointed. The nine commissioners appointed by or on behalf of cities or
31 counties may appoint at least one but not more than two additional commissioners for the housing
32 authority. At least one additional commissioner must be a resident who receives direct assistance
33 from the housing authority. The second additional commissioner, if any, at a minimum must live
34 within the jurisdiction of the authority. The term of office for an additional commissioner is equal
35 to the term of office for a commissioner appointed by or on behalf of cities or counties. An addi-
36 tional commissioner may be removed only for cause as described under ORS 456.110 or if the person
37 ceases to meet the requirements for being an additional commissioner.

38 “(3) A commissioner of an authority may not be an officer or employee of any city or county for
39 which the authority is created, unless the commissioner is a member of the governing body or one
40 of the governing bodies.

41 “(4) Persons appointed to the commission shall include a variety of occupations. At least one
42 commissioner, but not more than two commissioners, appointed under subsection (1)(a) of this sec-
43 tion must be a resident who receives direct assistance from the housing authority.

44 “(5) A governing body shall adopt a resolution for the appointment or reappointment of a com-
45 missioner. A governing body resolution is conclusive evidence that the commissioner was properly

1 appointed.

2 “**SECTION 70.** ORS 456.233 is amended to read:

3 “456.233. If, pursuant to [*this chapter, ORS chapter 455 and ORS 446.515 to 446.547*] **ORS 456.055**
4 **to 456.235**, the governing body in a city or a county has declared, by resolution, that the governing
5 body itself shall exercise the powers of a housing authority under [*this chapter, ORS chapter 455 and*
6 *ORS 446.515 to 446.547*] **ORS 456.055 to 456.235**, the governing body may thereafter, by resolution,
7 elect to transfer [*such*] **the** powers and the authority to act as the housing authority to any other
8 body which may be designated [*by this chapter, ORS chapter 455 and ORS 446.515 to 446.547*] **under**
9 **ORS 456.055 to 456.235** to exercise such powers. The governing body of the city or county may, by
10 resolution, transfer the powers and authority to act as the housing authority to itself. All duties and
11 obligations of the governing body as the housing authority of the municipality shall thereafter be
12 assumed and performed by the body to which such powers and authority are transferred.

13 “**SECTION 71.** ORS 457.160 is amended to read:

14 “457.160. Notwithstanding any other provisions of ORS [*chapters*] **chapter** 455 [*and*] **or** 456 or
15 this chapter [*and ORS 446.515 to 446.547*], where the governing body of a municipality certifies that
16 an area is in need of redevelopment or rehabilitation as a result of a flood, fire, hurricane, earth-
17 quake, storm or other catastrophe respecting which the Governor has certified the need for disaster
18 assistance under federal law, the governing body may declare a need for an urban renewal agency,
19 if necessary, and may approve an urban renewal plan and an urban renewal project for such area
20 without regard to the provisions requiring:

21 “(1) That the urban renewal plan conform to the comprehensive plan and economic development
22 plan, if any, for the municipality as a whole.

23 “(2) That the urban renewal area be a blighted area.”.

24 In line 43, delete “55” and insert “72”.

25