

Requested by Representative HELM

**PROPOSED AMENDMENTS TO
HOUSE BILL 2982**

1 On page 1 of the printed bill, line 8, after “trustee” insert “or
2 beneficiary,”.

3 In line 19, delete “The” and insert “An”.

4 In line 26, after “holder” insert “, or an agent of an interest holder,”.

5 In line 30, after “possession” insert “for any purpose, including under
6 ORS 86.010,”.

7 On page 2, line 1, delete “(1)”.

8 In line 10, delete “Reliable”.

9 In line 16, after “property” insert “to public officials”.

10 In line 40, delete “The” and insert “An”.

11 On page 3, delete lines 12 through 26 and insert:

12 **“SECTION 3. (1) After a determination of abandonment is made**
13 **under section 2 of this 2019 Act, an interest holder may take any rea-**
14 **sonable steps necessary to abate any nuisance or neglect on the prop-**
15 **erty or to preserve, protect or secure the property, including:**

16 **“(a) Using any reasonable force necessary to enter the property;**

17 **“(b) Winterizing the property including draining pipes and hoses on**
18 **the property;**

19 **“(c) After inventorying the items, disposing of any perishable or**
20 **hazardous items on the property;**

21 **“(d) Replacing the locks on the property;**

1 “(e) Connecting, using, or disconnecting any utility or security
2 services;

3 “(f) Installing fencing or a security system; and

4 “(g) Removing any dangerous or unlawful structure or portion of a
5 structure.

6 “(2) Within five business days after receipt of a determination of
7 abandonment under section 2 of this 2019 Act, an interest holder shall
8 take reasonable steps to verify the property’s abandonment.

9 “(3) Within 30 calendar days after receipt of a determination of
10 abandonment under section 2 of this 2019 Act, an interest holder shall
11 provide written notice to the city or county where the property is lo-
12 cated that either:

13 “(a) The interest holder intends to abate any neglect and secure the
14 property, or has already done so, and intends to maintain and monitor
15 the property free of neglect throughout the foreclosure or forfeiture
16 proceeding; or

17 “(b) The interest holder is abandoning the property with no plans
18 to return to the property or to undertake any further care for the
19 property.

20 “(4) In any notice given under subsection (3)(a) of this section, an
21 interest holder shall specify a schedule of any abatement, maintenance
22 or monitoring efforts the interest holder intends to undertake.

23 “(5) A city or county may assess a fine against an interest holder
24 in an amount no greater than \$500 per day for:

25 “(a) Noncompliance with subsection (2) or (3) of this section; or

26 “(b) Noncompliance with an order of the city or county that pro-
27 vided the interest holder at least 14 days’ written notice to remedy the
28 following regarding a schedule provided under subsection (4) of this
29 section:

30 “(A) The schedule is inadequate to abate neglect or to secure the

1 **property; or**

2 **“(B) The schedule has not been followed by the interest holder.”.**

3 In line 36, after “tenant” insert a comma.

4 In line 37, delete “the” and insert “an”.

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