

HB 2372 -1 STAFF MEASURE SUMMARY

House Committee On Housing

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Meeting Dates: 2/25

WHAT THE MEASURE DOES:

Prohibits a landlord from terminating a residential tenancy without cause. Allows termination of tenancy by tenant within required written notification timelines. Clarifies terms of renewal from fixed-term to month-to-month tenancy. Prohibits a landlord from terminating a tenancy based on expiration of a fixed term. Clarifies tenant's right to damages upon landlord's unlawful termination of tenancy.

Allows landlord to terminate a month-to-month tenancy upon providing tenant with 90-day written notice, under specified and stated intentions of landlord, including demolishing dwelling unit for another use; unsafe habitation of unit during repairs or renovations; use of unit by landlord's immediate family; sale of dwelling unit to owner-occupant or conversion of the unit to a condominium. Requires landlord terminating tenancy for landlord cause, and who owns a dwelling with five or more units, to pay the tenant for one month's periodic rent at the time of delivering notice to tenant. Requires landlord to pay tenant for damages and three months' rent upon fraudulent claim of landlord-cause termination of tenancy.

Applies provisions of this Act to manufactured dwellings and floating home tenancies outside of facilities, and to recreational vehicles inside a park facility.

ISSUES DISCUSSED:

EFFECT OF AMENDMENT:

-1 Addresses and incorporates current statutory language as amended by House Bill 4401 (Chapter 3, Oregon Laws 2020, third special session).

BACKGROUND:

According to a February 2021 report by Portland State University's Homeless Research & Action Collaborative, as many as 89,000 Oregon households are at risk of eviction. The report estimated that the statewide cost of evictions could reach between \$1 billion and \$3.3 billion based on health, shelter, child welfare, and juvenile justice costs associated with the loss of housing.

In December 2020, the Legislative Assembly enacted House Bill 4401, which extended the moratorium on eviction without cause through June 30, 2021. It extended the moratorium on eviction for nonpayment through June 30, 2021, for tenants declaring a hardship, and established a landlord compensation fund to cover rental assistance.

House Bill 2372 prohibits the termination of a residential tenancy without cause. It allows a landlord to terminate a month-to-month tenancy with a 90-day notice, subject to specified conditions. It clarifies the tenant's right to damages upon a landlord's unlawful termination of tenancy or upon a fraudulent claim of landlord-cause termination of tenancy.