

## **HB 2580 -1 STAFF MEASURE SUMMARY**

### **House Committee On Housing**

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**Meeting Dates:** 3/16

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#### **WHAT THE MEASURE DOES:**

Prohibits landlord from increasing rent for prospective purchaser of a manufactured dwelling or floating home in a facility, except as part of a facility-wide rent increase for all tenants.

#### **ISSUES DISCUSSED:**

#### **EFFECT OF AMENDMENT:**

-1 Clarifies that landlord may not increase rent for prospective purchasers that is inconsistent with the rent increase limits provided in current statute, except that a landlord is not required to give an affected tenant notice in writing at least 90 days prior to the effective date of the rent increase.

#### **BACKGROUND:**

Manufactured housing is one of the largest sources of unsubsidized affordable housing in the country. In Oregon, manufactured homes account for 8 percent of the state's total housing volume, and 16 percent of the state's affordable housing stock, according to American Community Survey 5-year estimates (2013-2017).

In 2019, Senate Bill 608 established limits on rent increases to no more than seven percent plus the average change in the consumer price index, no more than once in any 12-month period, unless: the premises are considered new construction, or the landlord is resetting rent for a new tenant after a compliant tenant vacated voluntarily, or the rent is subsidized.

House Bill 2580 prohibits landlord from increasing the rent for a prospective purchaser of a manufactured dwelling or floating home except as part of a facility-wide increase for all tenants inside a facility, subject to the rent increase requirements provided in current statute.