

FISCAL IMPACT OF PROPOSED LEGISLATION

Measure: SB 278 - 8

81st Oregon Legislative Assembly – 2021 Regular Session
Legislative Fiscal Office

*Only Impacts on Original or Engrossed
Versions are Considered Official*

Prepared by: Kim To
Reviewed by: Michelle Deister, Laurie Byerly
Date: June 15, 2021

Measure Description:

Prevents landlords from delivering termination notices for nonpayment of rent if tenants have applied for rental assistance.

Government Unit(s) Affected:

Housing and Community Services Department (HCSD), Oregon Judicial Department (OJD), Counties, Cities

Summary of Fiscal Impact:

Costs related to the measure are indeterminate at this time - See explanatory analysis.

Analysis:

SB 278 as amended by the -8 amendment provides that if a tenant provides a landlord with documentation that the tenant applied for rental assistance, then the landlord may not deliver a termination notice for nonpayment.

The measure requires the Oregon Judicial Department (OJD) to translate the notice form into Spanish, Korean, Russian, Vietnamese, and Chinese languages and to display links to the forms prominently on the OJD main webpage. The measure also requires OJD to prepare a summary of the bill and deliver a copy of the summary to each circuit court for posting at the counter and website.

In addition, the measure requires the Housing and Community Services Department (HCSD) to provide a dated application receipt for tenants who apply for rent assistance. The measure also requires HCSD to compensate landlords who have delayed termination notices.

Housing and Community Services Department (HCSD)

The fiscal impact of this measure on HCSD is indeterminate at this time. While the measure does not increase the amount of funding that is currently available for the Rent Guarantee program, it does allow changes in compensation to landlords. HCSD anticipates the need to make changes to business process to verify application status and payment integrity. To the extent that changes make the program more attractive and drive increased participation, the volume of transactions may also increase.

Oregon Judicial Department (OJD)

The fiscal impact of this measure on OJD is anticipated to be minimal.

Counties, Cities

The fiscal impact of this measure is indeterminate at this time. There are potential costs to local government who operate as residential landlords and who might have to take tenants to court as a result of a pending eviction.