

Requested by Representative ZIKA

**PROPOSED AMENDMENTS TO
A-ENGROSSED SENATE BILL 282**

1 On page 1 of the printed A-engrossed bill, line 3, delete “section 22,” and
2 insert “sections 2 and 22.”

3 On page 3, delete lines 17 and 18 and insert:

4 **“SECTION 2.** Section 2, chapter 3, Oregon Laws 2020 (third special ses-
5 sion), is amended to read:

6 **“Sec. 2.** (1) The Housing and Community Services Department shall make
7 distributions to compensate residential landlords for 80 percent of the past-
8 due rent of qualified tenants that the landlord has not collected after April
9 1, 2020, if the landlord or the landlord’s designee:

10 “(a) Submits an application to the department for all of the landlord’s
11 tenants who have not paid rent and have delivered to the landlord a signed
12 declaration under section 7 (1)(b), **chapter 3, Oregon Laws 2020 (third
13 special session)** [*of this 2020 third special session Act*];

14 “(b) Includes in the application a copy of the tenants’ declarations;

15 “(c) Provides the department with a description of the unpaid rent for all
16 current tenants;

17 “(d) Agrees to forgive the remaining 20 percent of the unpaid rent due
18 from qualified tenants that has accrued between April 1, 2020, and the date
19 of the application, upon receiving a distribution under this subsection;

20 “(e) Agrees to repay to the department any amount that was forgiven by
21 the landlord or that was paid to the landlord under this section and the

1 landlord later receives from the qualified tenant or on the tenant’s behalf,
2 within the period requested by the department;

3 “(f) Is not a member of the tenant’s immediate family, as defined in ORS
4 90.427;

5 “(g) During the pendency of the distribution application, agrees to not
6 give a termination notice [*without cause or nonpayment, as those terms are*
7 *defined in*] **based on the nonpayment of rent, charges or fees that ac-**
8 **crue during the emergency period as described in** section 3, chapter 13,
9 Oregon Laws 2020 (first special session); and

10 “(h) Provides any other information or materials required by the depart-
11 ment.

12 “(2)(a) The department shall develop an online application for landlords
13 to apply for distributions under this section.

14 “(b) The application must be made available in languages other than
15 English.

16 “(c) The application period must be open more than once to allow for
17 greater outreach and participation.

18 “(3) The department may establish any qualifications, priorities, re-
19 strictions or limits on the distributions made under this section, to prioritize
20 landlords with fewer units and landlords with a higher percentage of unpaid
21 rents. Restrictions or limits may include:

22 “(a) Limits per tenant, per landlord or per time period;

23 “(b) The number of units a landlord must own; or

24 “(c) The percentage or amount of total rent unpaid.

25 “(4) The department may coordinate with local housing authorities to
26 administer this section, including through making distributions to landlords.

27 “(5) The department or local housing authority shall mail to tenants
28 copies of a notice of distribution to their landlords and the amount of rent
29 forgiveness agreed to by their landlords.

30 “(6) The department may conduct outreach to landlords and tenants, in-

1 cluding outreach to non-English speakers.

2 “(7) Notwithstanding ORS 276A.300, 279A.025, 279A.050 (6)(g), 279A.205
3 and 456.571, the department shall expedite the implementation of the landlord
4 compensation fund.

5 “(8) As used in this section, ‘landlord’ includes a manufactured dwelling
6 park nonprofit cooperative as defined in ORS 62.803.

7 **“SECTION 2a. The amendments to section 3, chapter 13, Oregon
8 Laws 2020 (first special session), and section 2, chapter 3, Oregon Laws
9 2020 (third special session), by sections 1 and 2 of this 2021 Act become
10 operative on July 1, 2021.”**

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