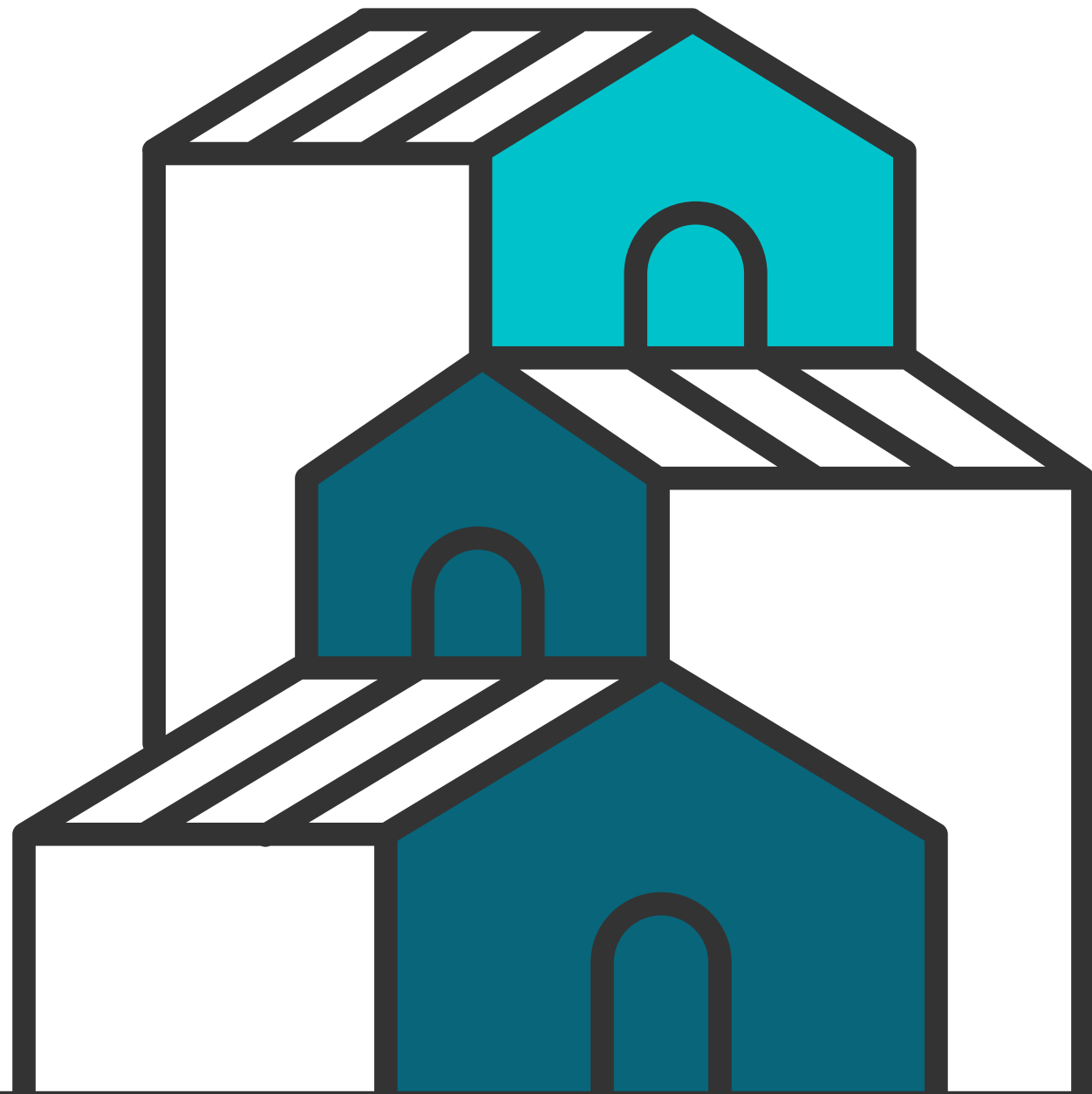


Office of Rep. Annessa Hartman

2025 HOUSING PACKAGE



Nine concepts related to tenant rights, landlord rights, and property buyer rights

Today, I will discuss the following three:

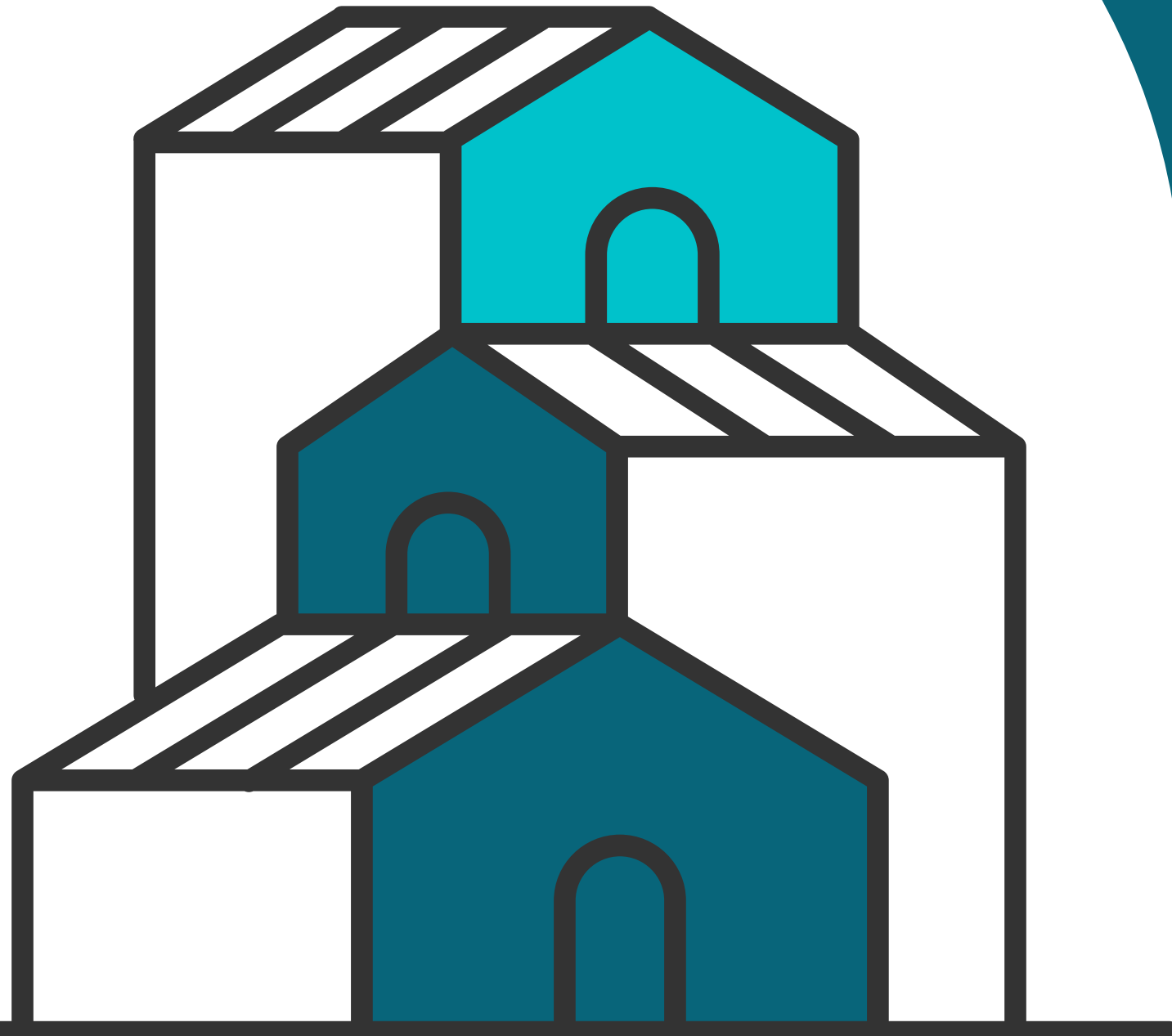
1. Hold Deposit Guardrails
2. Tenants Rights Over Squatters Rights
3. Protections for Homeless Youth facing Housing Discrimination

STAKEHOLDER OUTREACH

Over the past year, our office has solicited feedback on these concepts from the following organizations:

- Oregon Law Center
- CASA
- DevNW
- League of Oregon Cities
- Housing Oregon
- Youth, Rights & Justice
- Habitat Oregon
- OHCS
- Hacienda CDC
- Oregon Housing Authorities
- Community Alliance of Tenants
- Multifamily NW
- PacWest
- Oregon Rural Action
- Governor's office
- Rental Housing Alliance
- Oregon Rental Housing Association
- Associated Builders & Contractors
- Oregon REALTORS
- AOC
- Springfield Eugene Tenant Association

CONNECT WITH US!



If you did not see your organization's name on that list, or would like to follow up, please feel free to join the conversation! Working in collaboration with one another is how we create policies that work for all Oregonians.

Please reach out if you are interested in working on any of these concepts!

rep.annessahartman@oregonlegislature.gov

HOLD DEPOSIT GUARDRAILS

THE ISSUE

Landlords often charge prospective tenants "hold deposits" to secure a rental unit while they finalize lease agreements.

While this arrangement can be mutually beneficial, some prospective tenants lose significant amounts of money when landlords withhold hold deposits, even when the landlord overbooks the rental unit or if it does not meet Oregon's habitability standards.

THE SOLUTION

When a landlord fails to execute a rental agreement, including for failing to meet habitability standards, LC 573 imposes a penalty equal to the deposit amount, compensating the prospective tenant for their lost funds.

This is in addition to the requirement that the landlord immediately refund the deposit amount.



CLOSING LOOPHOLES IN TENANT AND SQUATTER RIGHTS

THE ISSUE

It is currently more difficult to remove some squatters from a unit than to remove tenants, leading to confusion and prolonged legal proceedings

EVICTION

For tenants and people who have clearly broken into a unit, landlords can use the **Forcible Entry & Detainer (FED)** process to remove unlawful inhabitants after giving them notice.

EJECTMENT

However, if it's unclear how a squatter entered the unit and the person was never a tenant, landlords cannot use the standard FED eviction process.

Instead, because of how courts have interpreted the statute, landlords must use a civil process called **ejectment**, taking months longer than an FED eviction.

THE SOLUTION

LC 572 amends the statute to allow for FED evictions in these cases after providing 24-hour notice.

The bill will allow landlords to use the standard eviction forms & processes in these circumstances.

ADDRESSING DISCRIMINATION AGAINST HOMELESS YOUTH

THE ISSUE

There are no protections to prevent housing discrimination against homeless youth.

THE SOLUTION

Amend ORS 659A.421(2) to add minor status to the list of prohibited forms of discrimination in housing

While ORS 109.697 Grants minors who meet certain criteria the ability to enter housing contracts without parental consent, there aren't any laws that protect these minors from age-based discriminatory practices

PLEASE REACH OUT



Again, please reach out if you are interested in working on any of these concepts!

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