

HB 2468 -1 STAFF MEASURE SUMMARY

House Committee On Early Childhood and Human Services

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Meeting Dates: 3/20, 3/29

WHAT THE MEASURE DOES:

Requires landlords to allow the use of a dwelling unit as a family child care home if the home is certified or registered with the Office of Child Care, the tenant has notified the landlord, and the home does not violate zoning, an association's governing documents, or Early Learning Council (ELC) rules. Exempts housing for older persons. Provides that landlord may require a tenant to pay in advance for costs of certain modifications, prohibit use not allowed under zoning or a homeowner association's governing documents, and prohibit use not allowed by ELC rules. Allows landlord to require tenant operating family child care home to either require parents of children under the care of the facility to sign a document addressing liability and acknowledging the home does not maintain liability coverage; or to carry and maintain a surety bond or liability policy covering injuries that meet certain parameters. Prohibits landlord retaliation against tenant operating or intending to operate the home provided the tenant is in compliance. Requires ELC to adopt rules establishing reasonable requirements for landlords of tenants operating a registered home, while authorizing ELC to do so for landlords of tenants operating certified homes. Clarifies that children of family child care home operator who are not school age are included in maximum limit of 10 children served. Requires ELC to adopt rules establishing capacity and adult to child ratio requirements. Replaces statutory references to "regulated subsidy facility" with "subsidized care facility." Restricts ability of Office of Child Care (OCC) to conduct inspection to times when ability to care for children is not impeded. Allows provider of home to be represented by counsel or advocate in contested cases. Establishes burden of evidence on OCC in contested cases. Requires ELC to adopt rules establishing timeline for Department of Early Learning and Care (DELIC) to issue payments to Employment Related Day Care providers and prescribing penalties for late payments. Requires Director of Department of Consumer and Business Services to notify DELIC when modifying rules relating to building codes that may affect child care providers. Nullifies provisions of planned community's governing documents and guidelines that prohibit or restrict operation of family child care home in multifamily properties. Authorizes Department of Administrative Services to establish union benefit trust for providing child care or retirement benefits through collective bargaining agreement with family child care providers.

REVENUE: May have revenue impact, but no statement yet issued

FISCAL: May have fiscal impact, but no statement yet issued

ISSUES DISCUSSED:

- Ability of family child care providers to offer child care in nonstandard hours
- Regulations and inspections affecting providers
- Payments made to providers for Employment Related Day Care
- Restrictions placed on providers by
- Distinction between provider's own children and other children receiving care
- Benefits provided by collective bargaining for providers

EFFECT OF AMENDMENT:

-1 Removes provisions relating to operation of family child care homes in rental housing properties. Maintains authorization for Early Learning Council to adopt rules establishing reasonable requirements for landlords of tenants who operate family child care home. Exempts provider's children of any age from maximum capacity or

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adult to child ratio requirements if children are not participating in child care services.

REVENUE: No revenue impact

FISCAL: May have fiscal impact, but no statement yet issued

BACKGROUND:

The Office of Child Care (OCC) within the Oregon Department of Education's Early Learning Division (ELD) oversees the registration and certification of child care facilities. House Bill 3073 (2021) and HB 4005 (2022) converted ELD into an independent agency called the Department of Early Learning and Care beginning July 1, 2023.

Home-based facilities caring for up to 10 children with no square footage requirements are considered "registered" while those caring for up to 16 children and a square footage requirement per child are considered "certified." Other differences generally include staff training, inspection requirements, and renewal timelines. Current law does not prohibit landlords from barring tenants' use of rented dwelling units as home-based child care facilities, meaning that landlords may evict or otherwise take action towards tenants who operate such facilities.

House Bill 2468 requires landlords allow tenants' use of rented dwelling units as child care facilities, prescribes conditions for tenants operating family child care homes in rental properties, and makes other changes relating to family child care homes.