

SENATE AMENDMENTS TO SENATE BILL 1069

By COMMITTEE ON HOUSING AND DEVELOPMENT

April 7

1 On page 1 of the printed bill, line 2, after “90.412” delete the rest of the line and line 3 and
2 insert “and 90.414.”.

3 Delete lines 24 through 31.

4 On page 2, delete line 1 and insert:

5 “(d) Electronic mail, only if allowed under a written addendum to the rental agreement that:

6 “(A) Specifies the electronic mail address from which the landlord agrees to send, and at which
7 the landlord agrees to receive, electronic mail;

8 “(B) Specifies the electronic mail address from which the tenant agrees to send, and at which
9 the tenant agrees to receive, electronic mail;

10 “(C) Is executed after the tenancy begins;

11 “(D) Allows the landlord or tenant to terminate the service of written notice by electronic mail
12 or to change their specified email address for receipt of written notice by giving no less than three
13 days’ written notice; and

14 “(E) Includes notice in substantially the following form:

15 “

16
17 THIS IS AN IMPORTANT NOTICE ABOUT YOUR RIGHTS REGARDING
18 RECEIPT OF WRITTEN NOTICES.

19
20 By signing this addendum, you agree to receive written notices from your landlord by e-mail.
21 This may include important legal notices, including rent increase and tenancy termination notices.
22 Failure to read or respond to a written notice could result in you losing your housing or being un-
23 aware of a change in rent. Signing this addendum is voluntary. Only agree to service of written
24 notices electronically if you check your e-mail regularly.

25 “

”.

26
27 Delete lines 12 through 25 and insert:

28 “**SECTION 2.** ORS 90.150 is amended to read:

29 “90.150. When this chapter requires actual notice, service or delivery of that notice shall be
30 executed by one or more of the following methods:

31 “(1) Verbal notice that is given personally to the landlord or tenant or left on the landlord’s or
32 tenant’s telephone answering device.

33 “(2) Written notice that is personally delivered to the landlord or tenant, left at the landlord’s
34 rental office, sent by facsimile to the landlord’s residence or rental office or to the tenant’s dwelling
35 unit, or attached in a secure manner to the main entrance of the landlord’s residence or tenant’s

1 dwelling unit.

2 “(3) **Other** written notice [*that is delivered by first class mail to the landlord or tenant*] **under**
3 **ORS 90.155**. If the notice is mailed, the notice shall be considered served three days after the date
4 the notice was mailed.

5 “(4) Any other method reasonably calculated to achieve actual receipt of notice, as agreed to
6 and described in a written rental agreement.”.

7 On page 4, lines 13 and 14, delete the boldfaced material and insert “If the tenant so requests
8 in writing after the tenancy begins, the landlord may return any amount due under this subsection
9 electronically to a bank account or other financial institution designated by the tenant.”.

10 In line 18, delete “means” and insert “mail”.

11 On page 7, delete lines 4 through 45 and delete pages 8 through 32.
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