

OPPOSE HB 3054-2

HB 3054-2:

- **Restricts** annual rent increases in manufactured home and floating home facilities with more than 30 spaces/slips to a flat 6% with no tie to CPI.
- **Exposes** Oregon property owners to high inflation as the law no longer ties rent increases to inflation. In 2021, the CPI (per the US Bur. of Labor Statistics) was 7%.
- **Divides** Oregon facility owners from multi-family owners.
- **Arbitrarily** applies one rule to facilities with 30 spaces/slips or more and another rule to facilities with fewer than 30 spaces/slips.
- **Fails** to distinguish spaces from “occupied” spaces. This will confuse smaller owner/operators (over 30 spaces, but fewer than 30 occupied) and expose them to liability when their margins are already tight.
- **Creates a Convoluted Process** for facilities with fewer than 30 spaces/slips to raise rent (by 2% more than the law otherwise allows) that will likely never be used;
- **Contradicts** other laws that allow facilities to require improvements to the space at the beginning of a tenancy; and
- **Prohibits** property owners from requiring homes in their community to be safe, exposing others to the risk of disaster.

When will it stop?

- **2019** – Statewide rent caps at **7% plus CPI with no cap.** Rent Control Advocates claimed, “this is all we need.”
- **2023** – Statewide rent caps at **7% plus CPI with a 10% cap.** Rent Control Advocates promised, “inflation is too high, this is all we need.”
- **January, 2025** –HB 3054 proposed rent caps at **CPI only.** Rent Control Advocates admitted, “this is really what we want.”
- **April, 2025,** - HB 3054-2 reduces to a flat **6%** (for 30+ space communities).
- **2027 – 4%?**
- **2029 – 2%?**
- **2031 -0%?**

The above trend virtually guarantees all facility owners will raise rent annually by the maximum amount to respond to future regulation.

- Prior to statewide rent control (2019 - when facility owners could raise rents once every 90 days with no limit), rents increased – on average - **3% per year.**
- After 2019 (after rent caps were enacted), it jumped to **5.39%**
- Based on the history above, Facility owners will continue to raise rents **to respond to future legislative action.**

- HB 3054-2 tries to remove “aesthetic and cosmetic improvements” from what landlords can require of new homeowners, but instead removes “all improvements”. This will inevitably result in litigation as there is a conflict in the statute.
- HB 3054-2 prohibits property owners from inspecting homes at start of tenancy. These inspections are **key to ensuring electrical systems are safe to avoid disaster.** These homes are often in communities with minimal setbacks that are very close together. One electrical fire could decimate an entire community.