

Enrolled House Bill 2134

Sponsored by Representative SANCHEZ; Representatives ANDERSEN, CHAICHI, GAMBA, JAVADI, LEVY B, MANNIX, MARSH, MCLAIN, MUNOZ, NGUYEN D, NOSSE, RUIZ, WATANABE, Senators CAMPOS, FREDERICK, GELSER BLOUIN, GOLDEN, HAYDEN, MANNING JR, NERON, PATTERSON (Presession filed.)

CHAPTER

AN ACT

Relating to termination of fixed term residential tenancies.

Be It Enacted by the People of the State of Oregon:

SECTION 1. Section 2 of this 2025 Act is added to and made a part of ORS 90.100 to 90.465.

SECTION 2. (1) If, during a fixed term tenancy, a landlord gives a notice under ORS 90.427 (5) terminating the rental agreement on or after the expiration of the fixed term, the tenant may give the tenant's own notice in writing terminating the rental agreement on a date designated on the notice that is at least 30 days following the date of delivery of the notice to the landlord.

(2) A termination notice given by the tenant under this section may terminate the tenancy during the fixed term. If a tenant terminates the tenancy under this section, the landlord may not collect any fee under ORS 90.302 (2)(e) or collect any unpaid rent that otherwise would have accrued after:

- (a) The date designated in the termination notice; and
- (b) The tenant returns possession of the premises.

SECTION 3. Section 2 of this 2025 Act applies to fixed term rental agreements entered on or after the effective date of this 2025 Act.

Passed by House April 2, 2025

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Timothy G. Sekerak, Chief Clerk of House

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Julie Fahey, Speaker of House

Passed by Senate May 13, 2025

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Rob Wagner, President of Senate

Received by Governor:

.....M.,....., 2025

Approved:

.....M.,....., 2025

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Tina Kotek, Governor

Filed in Office of Secretary of State:

.....M.,....., 2025

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Tobias Read, Secretary of State