## A-Engrossed House Bill 2134

Ordered by the House March 27 Including House Amendments dated March 27

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

## SUMMARY

The following summary is not prepared by the sponsors of the measure and is not a part of the body thereof subject to consideration by the Legislative Assembly. It is an editor's brief statement of the essential features of the measure. The statement includes a measure digest written in compliance with applicable readability standards.

Digest: This Act lets a tenant end a term lease early if the landlord has given notice ending the lease after the term. (Flesch Readability Score: 72.9).

Allows tenant to terminate a tenancy during the fixed term without penalty upon 30 days' notice if the landlord delivers certain notices terminating the tenancy in 90 days or more.

[Declares an emergency, effective on passage.]

## A BILL FOR AN ACT

2 Relating to termination of fixed term residential tenancies.

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

4 <u>SECTION 1.</u> Section 2 of this 2025 Act is added to and made a part of ORS 90.100 to 90.465.

5 <u>SECTION 2.</u> (1) If, during a fixed term tenancy, a landlord gives a notice under ORS 6 90.427 (5) terminating the rental agreement on or after the expiration of the fixed term, the 7 tenant may give the tenant's own notice in writing terminating the rental agreement on a 8 date designated on the notice that is at least 30 days following the date of delivery of the 9 notice to the landlord.

10 (2) A termination notice given by the tenant under this section may terminate the 11 tenancy during the fixed term. If a tenant terminates the tenancy under this section, the 12 landlord may not collect any fee under ORS 90.302 (2)(e) or collect any unpaid rent that 13 otherwise would have accrued after:

14 (a) The date designated in the termination notice; and

15 (b) The tenant returns possession of the premises.

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

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