

House Bill 2134

Sponsored by Representative SANCHEZ; Representatives LEVY B, MARSH, MCLAIN, NGUYEN D, Senators CAMPOS, FREDERICK, GELSER BLOUIN, GOLDEN, MANNING JR, PATTERSON (Pre-session 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 **as introduced**. 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

1
2 Relating to termination of fixed term residential tenancies; and declaring an emergency.

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

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

5 **SECTION 2. (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 after:**

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

14 **(b) The tenant returns possession of the premises.**

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

17 **SECTION 4. This 2025 Act being necessary for the immediate preservation of the public**
18 **peace, health and safety, an emergency is declared to exist, and this 2025 Act takes effect**
19 **on its passage.**

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NOTE: Matter in **boldfaced** type in an amended section is new; matter *[italic and bracketed]* is existing law to be omitted. New sections are in **boldfaced** type.