

HOUSE AMENDMENTS TO HOUSE BILL 3054

By COMMITTEE ON HOUSING AND HOMELESSNESS

April 11

On page 1 of the printed bill, line 2, delete “creating new provisions; and”.

In line 3, after “90.680” insert “; and declaring an emergency”.

Delete lines 5 through 25 and insert:

“**SECTION 1.** ORS 90.324 is amended to read:

“90.324. (1) No later than September 30th of each year, the Oregon Department of Administrative Services shall calculate the maximum annual rent increase percentage allowed [by ORS 90.323 (2) or 90.600 (1)] for the following calendar year:

“(a) For tenancies subject to ORS 90.600 (1) in facilities with more than 30 spaces, as six percent.

“(b) For tenancies subject to ORS 90.600 (1) in facilities with 30 or fewer spaces or for tenancies subject to ORS 90.323, as the lesser of:

“[(a)] (A) Ten percent; or

“[(b)] (B) Seven percent plus [the September annual 12-month average change in the Consumer Price Index for All Urban Consumers, West Region (All Items), as most recently published by the Bureau of Labor Statistics of the United States Department of Labor] CPI.

“(2) No later than September 30th of each year, the Oregon Department of Administrative Services shall publish the maximum annual rent increase [percentage calculated pursuant to subsection (1) of] **percentages allowed under** this section, along with the provisions of ORS 90.323 and 90.600, in a press release.

“(3) The department shall maintain publicly available information on its website about the maximum annual rent increase [percentage] **percentages** for the previous calendar year and for the current calendar year and, on or after September 30th of each year, for the following calendar year.

“(4) As used in this section, ‘CPI’ means the September annual 12-month average change in the Consumer Price Index for All Urban Consumers, West Region (All Items), as most recently published by the Bureau of Labor Statistics of the United States Department of Labor.”.

On page 2, delete lines 44 and 45 and delete page 3.

On page 4, delete line 1 and insert:

“**SECTION 3.** ORS 90.600 is amended to read:

“90.600. (1) If a rental agreement is a month-to-month tenancy to which ORS 90.505 to 90.850 apply, the landlord may not increase the rent:

“(a) Without giving each affected tenant notice in writing at least 90 days prior to the effective date of the rent increase;

“(b) More than once in any 12-month period; or

“(c) By a percentage greater than the maximum calculated under ORS 90.324 (1).

1 “(2) The written notice required by subsection (1)(a) of this section must specify:
2 “(a) The amount of the rent increase;
3 “(b) The amount of the new rent;
4 “(c) Facts supporting the exemption authorized by subsection (3) of this section, if the increase
5 is above the amount allowed in subsection (1)(c) of this section; and
6 “(d) The date on which the increase becomes effective.
7 “(3) A [landlord] **rent increase** is not subject to subsection (1)(c) of this section if:
8 “(a) The first certificate of occupancy for the dwelling unit was issued less than 15 years from
9 the date of the notice of the rent increase; [or]
10 “(b) The dwelling unit is regulated or certified as affordable housing by a federal, state or local
11 government and the change in rent:
12 “(A) Does not increase the tenant’s portion of the rent; or
13 “(B) Is required by program eligibility requirements or by a change in the tenant’s income[.];
14 **or**
15 “(c) **The rent increase is:**
16 “(A) **For a facility with more than 30 spaces;**
17 “(B) **Not greater than 12 percent;**
18 “(C) **In lieu of and not in addition to a rent increase allowed within the 12-month period**
19 **as described in subsection (1) of this section;**
20 “(D) **Occurring at least five years following a previous rent increase authorized under**
21 **this paragraph, if any;**
22 “(E) **Related to a significant project to add, replace, repair or upgrade infrastructure for**
23 **the facility;**
24 “(F) **Approved by a written affirmative vote of 51 percent of the spaces in the facility that**
25 **are occupied by tenants on a vote that contains the signature and identifies the space of the**
26 **voter;**
27 “(G) **Approved by votes under subparagraph (F) of this paragraph that are collected:**
28 “(i) **At least 30 days after the landlord has provided in writing to each tenant the pro-**
29 **posed infrastructure project, a documented estimate of the cost of the project, an estimated**
30 **timeline for the start and completion date for the project and the estimate of the rent in-**
31 **crease necessary to cover the cost of the improvement; and**
32 “(ii) **At least 14 days after the landlord has met with the tenants to discuss the proposal;**
33 **and**
34 “(H) **Fully refunded to tenants by the landlord, without demand, less the maximum al-**
35 **lowable rent increase under ORS 90.324, if the project is not substantially completed as de-**
36 **scribed in the notice under subparagraph (G)(i) of this paragraph within 12 months of the**
37 **estimated completion date in the notice.**
38 “(4) A landlord that increases rent in violation of subsection (1)(c) of this section shall be liable
39 to the tenant in an amount equal to three months’ rent plus actual damages suffered by the tenant.
40 “(5) This section does not create a right to increase rent that does not otherwise exist.
41 “(6) This section does not require a landlord to compromise, justify or reduce a rent increase
42 that the landlord otherwise is entitled to impose.
43 “(7) Neither ORS 90.510 (1), requiring a landlord to provide a statement of policy, nor ORS
44 90.510 (4), requiring a landlord to provide a written rental agreement, creates a basis for tenant
45 challenge of a rent increase, judicially or otherwise.

1 “(8)(a) The tenants who reside in a facility may elect one committee of seven or fewer members
2 in a facility-wide election to represent the tenants. One tenant of record for each rented space may
3 vote in the election. Upon written request from the tenants’ committee, the landlord or a represen-
4 tative of the landlord shall meet with the committee within 10 to 30 days of the request to discuss
5 the tenants’ nonrent concerns regarding the facility. Unless the parties agree otherwise, upon a
6 request from the tenants’ committee, a landlord or representative of the landlord shall meet with the
7 tenants’ committee at least once, but not more than twice, each calendar year. The meeting shall
8 be held on the premises if the facility has suitable meeting space for that purpose, or at a location
9 reasonably convenient to the tenants. After the meeting, the tenants’ committee shall send a written
10 summary of the issues and concerns addressed at the meeting to the landlord. The landlord or the
11 landlord’s representative shall make a good faith response in writing to the committee’s summary
12 within 60 days.

13 “(b) The tenants’ committee may be entitled to informal dispute resolution under ORS 90.769 if
14 the landlord or landlord’s representative fails to meet with the tenants’ committee or fails to respond
15 in good faith to the written summary as required by paragraph (a) of this subsection.”.

16 On page 5, delete line 39.

17 On page 7, line 20, after “home” insert “or obtain an inspection of the interior of the dwelling
18 or home by a third party”.

19 Delete lines 39 through 43 and insert:

20 “**SECTION 5. This 2025 Act being necessary for the immediate preservation of the public**
21 **peace, health and safety, an emergency is declared to exist, and this 2025 Act takes effect**
22 **September 1, 2025.”.**
