

House Bill 3065

Sponsored by Representative EVANS (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 makes cities adopt local rental standards, which may include rent control. (Flesch Readability Score: 63.4).

Requires each city with a population of less than 200,000 to establish local standards to promote housing stability no later than July 1, 2027. Allows adoption of rent control through local standards adopted under this Act or by cities with a population of 200,000 or greater. Requires review of local standards at least every 10 years.

Declares an emergency, effective on passage.

A BILL FOR AN ACT

1
2 Relating to local standards to promote housing stability; creating new provisions; amending ORS
3 91.225; and declaring an emergency.

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

5 **SECTION 1. ORS 91.225 and section 2 of this 2025 Act are added to and made a part of**
6 **ORS chapter 90.**

7 **SECTION 2. (1) Each city with a population of less than 200,000 shall establish, by ordi-**
8 **nance or resolution, local standards to promote housing stability applicable to rental agree-**
9 **ments within the jurisdiction of the city. The local standards must include:**

10 (a) **Health and safety standards; and**

11 (b) **Provisions to enforce the local standards, including by publishing the name of a**
12 **landlord or tenant found to be in violation of one or more local standards in a newspaper of**
13 **general circulation in the city.**

14 (2) **The local standards established under this section must include at least three tiers**
15 **of application, including separate tiers for landlords that own or manage:**

16 (a) **Ten or fewer dwelling units;**

17 (b) **Manufactured dwelling parks; and**

18 (c) **All other amounts and types of dwelling units.**

19 (3) **A city that establishes local standards under this section:**

20 (a) **May include within the ordinance or resolution limits on the maximum rent that may**
21 **be charged, or the maximum percentage by which rent may be increased, for the rental of**
22 **a dwelling unit located within the jurisdiction of the city.**

23 (b) **Shall consult with an advisory group when establishing local standards under this**
24 **section. The advisory group shall consist of landlords and tenants from a variety of back-**
25 **grounds who reside within the jurisdiction of the city.**

26 (c) **At least once every 10 years, shall review the local standards established under this**
27 **section and shall adopt or amend ordinances or resolutions as the city determines is appro-**
28 **priate to promote housing stability.**

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.

1 **SECTION 3. Each city with a population of less than 200,000 shall establish local stan-**
 2 **dards to promote housing stability under section 2 of this 2025 Act no later than July 1, 2027.**

3 **SECTION 4.** ORS 91.225 is amended to read:

4 91.225. (1) The Legislative Assembly finds that there is a social and economic need to insure an
 5 adequate supply of affordable housing for Oregonians. [*The Legislative Assembly also finds that the*
 6 *imposition of general restrictions on housing rents will disrupt an orderly housing market, increase*
 7 *deferred maintenance of existing housing stock, lead to abandonment of existing rental units and create*
 8 *a property tax shift from rental-owned to owner-occupied housing.*] Therefore, the Legislative Assem-
 9 bly declares that the imposition of rent control on housing in the State of Oregon is a matter of
 10 statewide concern.

11 (2) [*Except as provided in subsections (3) to (5) of this section,*] A city **with a population of less**
 12 **than 200,000** or county [*shall not enact any*] **may only enact or enforce an** ordinance or resolution
 13 [*which*] **that** controls the rent that may be charged for the rental of any dwelling unit **as provided**
 14 **in this section or section 2 of this 2025 Act.**

15 (3) [*This section does not impair the right of any state agency, city, county or urban renewal agency*
 16 *as defined by ORS 457.035 to*] **A city or county may** reserve to itself the right to approve rent in-
 17 creases, establish base rents or establish limitations on rents on any residential property for which
 18 it has entered into a contract under which certain benefits are applied to the property for the ex-
 19 pressed purpose of providing reduced rents for low income tenants. Such benefits include, but are
 20 not limited to, property tax exemptions, long-term financing, rent subsidies, code enforcement pro-
 21 cedures and zoning density bonuses.

22 (4) [*Cities and counties are not prohibited from including in condominium conversion ordinances*
 23 *a requirement*] **A city or county may require** that, during the notification period specified in ORS
 24 100.305, the owner or developer may not raise the rents of any affected tenant except by an amount
 25 established by ordinance that does not exceed the limit imposed by ORS 90.493.

26 (5) [*Cities, counties and state agencies*] **A city or county** may impose temporary rent controls
 27 when a natural or man-made disaster that materially eliminates a significant portion of the rental
 28 housing supply occurs, but must remove the controls when the rental housing supply is restored to
 29 substantially normal levels.

30 [(6) *As used in this section, “dwelling unit” and “rent” have the meaning given those terms in ORS*
 31 *90.100.*]

32 [(7) *This section is applicable throughout this state and in all cities and counties therein. The*
 33 *electors or the governing body of a city or county shall not enact, and the governing body shall not*
 34 *enforce, any ordinance, resolution or other regulation that is inconsistent with this section.*]

35 **SECTION 5. This 2025 Act being necessary for the immediate preservation of the public**
 36 **peace, health and safety, an emergency is declared to exist, and this 2025 Act takes effect**
 37 **on its passage.**