

# House Bill 3769

Sponsored by Representative CHAICHI

## 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: The Act tells DCBS to make a program to register rental units. (Flesch Readability Score: 67.7).

Directs the Department of Consumer and Business Services to establish a program to register all dwelling units that are rented or available for rent. Allows the department to impose a civil penalty for failure to register a dwelling unit. Provides that specified entities that own in excess of a certain number of dwelling units are subject to an additional fee.

## A BILL FOR AN ACT

Relating to housing; and providing for revenue raising that requires approval by a three-fifths majority.

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

**SECTION 1. (1)(a) The Department of Consumer and Business Services shall establish by rule a program to register each dwelling unit that is rented or available to rent pursuant to a rental agreement or as a vacation occupancy. The rules adopted pursuant to this subsection must require, at a minimum, a description of the owner of the dwelling unit and whether, for the ultimate parent owner of any entity owning the dwelling unit, more than four of the following are true:**

**(A) The owner has a defined end date or plan to liquidate the company that is less than 10 years in the future;**

**(B) The owner raises capital primarily from institutional investors and high-net-worth individuals;**

**(C) The owner uses debt financing beyond traditional property-level mortgages, such as fund-level debt or mezzanine financing;**

**(D) The owner manages more than \$150 million worth of assets;**

**(E) The owner registers with the Securities and Exchange Commission as an investment adviser; or**

**(F) The owner pools funds from multiple large investors to purchase real estate portfolios.**

**(b)(A) The rules adopted pursuant to this subsection must establish a registration fee.**

**(B) Fees collected under this subsection shall be deposited into the Home Ownership Assistance Account established under ORS 458.655. Prior to depositing the fees under this subparagraph, the department may retain a portion of the fees to reimburse the department for reasonable administration costs.**

**(c) The department may assess a civil penalty against the owner of a dwelling unit described in this subsection if the owner fails to register the dwelling unit as required under**

**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 this subsection, in an amount not to exceed \$\_\_\_\_ per unit that is not registered.

2 (d) Civil penalties collected under this subsection shall be deposited into the Home Own-  
 3 ership Assistance Account established under ORS 458.655.

4 (2)(a) The department shall by rule establish a process to track the number of dwelling  
 5 units described in subsection (1) of this section that are owned by an entity described in  
 6 subsection (1) of this section. An entity that owns more than \_\_\_\_ dwelling units is subject  
 7 to a fee of not more than \$\_\_\_\_ per dwelling unit in excess of \_\_\_\_ dwelling units that the  
 8 entity owns.

9 (b) Fees collected under this subsection shall be deposited into the Home Ownership As-  
 10 sistance Account established under ORS 458.655. Prior to depositing the fees under this par-  
 11 agraph, the department may retain a portion of the fees to reimburse the department for  
 12 reasonable administration costs.