

Detailed Summary of HB 3054A, Protection for Manufactured Home Park Residents

Sybil Hebb, Oregon Law Center

shebb@oregonlawcenter.org

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Key Elements of [HB 3054A](#):

- **Limits annual rent increases to no more than 6% per year in larger manufactured home parks or marinas with more than 30 units.**
 - Covered landlords would be able to increase the rent once every five years up to 12% to address a significant infrastructure repair, upgrade, or additional cost, with the approval of at least 51% of homeowners.
 - If the improvements justifying the rent increase do not take place, the price increase would be refunded.
 - Smaller parks or marinas with 30 units or less would be exempt from the new law, and would continue to be covered by the current law.
- **Makes 2 small but important changes to the rules when homeowners want to sell their home when moving out.**
 - Prohibits landlords from requiring a selling tenant or a prospective purchaser to make *aesthetic or cosmetic* improvements to the home.
 - Prohibits landlords from requiring home *interior* inspections as a condition of in-place home sale.

Section by Section Detailed Summary:

Section 1: Rent Stabilization Cap of 6% per Year for Large Parks - Amends 90.324, the current rent stabilization statute, to create 2 categories of tenancies.

- Subsection 1(a) specifies that manufactured home parks with more than 30 units have a flat 6% annual rent cap.
- Subsection 1(b) makes clear that current law (annual cap of 7% plus cpi with a max of 10%) continues to apply to all other tenancies (apartments, single family homes, and manufactured home parks/marinas with 30 or less units)

Section 2: Cross Reference - No change to current law; simply correcting an internal cross reference.

Section 3: Allowance for Rent Increase up to 12% Once Every 5 Years for Infrastructure

- Amends ORS 90.600(3), the manufactured home park and marina rent statute, to echo the 6% cap for large parks with more than 30 units consistent with 90.324 in Section 1 of the bill.
- Amends ORS 90.600(3) to create an exception to the 6% cap in certain circumstances:
 - Once every 5 years, a landlord may increase up to 12% in a year, if related to a significant project to add, replace, repair or upgrade infrastructure for the facility.
 - This increase must be approved by a written vote of 51 percent of the spaces in the facility that are occupied by tenants
 - At least 30 days prior to the vote, landlord must provide written information about the proposed infrastructure project, a documented estimate of the cost, an

estimated timeline for the project and the estimate of the rent increase necessary to cover the cost of the improvement;

- At least 14 days prior to the vote, the landlord must meet with the tenants to discuss the proposal; and
- If the project is not substantially completed within 12 months of the estimated completion date, the rent increase above 6% must be fully refunded.

Section 4: Prohibiting Landlord Interference with Resident Ability to Sell Home

- Amends ORS 90.680 (provisions related to the sale of homes in a park or marina)
 - *Page 6, line 12 and 14; page 7 line 36:* These changes delete a landlord’s ability to require residents to make cosmetic or aesthetic “*improvements*” to the exterior of their homes prior to sale. The landlord’s ability to require **maintenance** of the exterior is preserved.
 - *Page 6, line 12* – deletes reference to cosmetic or aesthetic improvements from the obligation to maintain in ORS 90.680 (9)(a)(D)
 - *Page 6, line 14 and page 7 line 36* – deletes reference to improvements, which came from 90.680(9)(a)(D)
 - All references to “maintenance” are retained.
 - *Page 7, line 42 – Page 8, line 2:* Prohibits a landlord from requiring *interior* inspection of a home as a condition of approving a sale.

Section 5: Effective date

- Provides that the bill takes effect on September 1, 2025.

Current Law vs HB 3054A				
	Single Family Homes, Duplexes, Apartments, etc Covered by 90.324	Manufactured Home Park and Marina Facilities (defined by ORS 90.100 (16), (29), and (30)) as 4 or more spaces or slips	Large Parks or Marinas with more than 30 units	Small Parks or Marinas with 30 or fewer units
Current Law Rent Increase Statute sets out the standard of 7% plus cpi with a cap of 10% per year <i>See ORS 90.324 and ORS 90.600</i>	7% plus CPI with a cap of 10% per year	same	Same, no distinction with respect to size of park	Same, no distinction with respect to size of park
HB 3054A Amends 90.324 and 90.600 to create a new standard that applies to large manufactured home parks and marinas with more than 30 units	Same as current law, 7% plus CPI with a cap of 10% per year	Small parks are same as current law, large parks have new standard	Up to 6% per year; *1x per 5 years, LL can increase up to 12%, if for infrastructure and approved by 51% of the tenants	Same as current law, 7% plus CPI with a cap of 10% per year