



April 2015



Legislative Update

By **Jim Straub**, ORHA Legislative Director

On April 9, 2015, I testified at the Oregon Legislature on House Bill 3076, which would require annual well water testing by landlords and require us to report the data to the Oregon Health Authority, which would analyze ground water contaminant data and provide education in problem areas. The ORHA opposes this bill because it places an unreasonable financial burden on landlords to analyze their groundwater, and also because the bill was not routed through the Landlord-Tenant Coalition for consideration as part of the coalition's landlord-tenant omnibus bill. Landlord and tenant advocates have mutually agreed to we would oppose any landlord tenant bills that have not gone through the Landlord Tenant Coalition.

Here is an excerpt of my testimony:

Historically, since the early 1980's, bills relating to landlord-tenant matters have been negotiated by the Coalition, which is comprised of tenant advocates, landlord advocates, both representing all areas of the state, legal aid and other attorneys, housing authority representatives and other interested parties.

In every single legislative session except one since the beginning of this group, the stakeholders have sat down together to vet issues from both sides and explore all the variables and impacts associated with any affected parties to ensure that there are no unintended or unforeseen consequences. There are so many variables at work in any proposed legislation that even the best intentioned legislators cannot always measure the full impact on such a large and diverse group of stakeholders. The Landlord-Tenant Coalition is a perfect example of bipartisanship and cooperation and, as such, the laws affecting landlords and tenants are truly some of the most fair and balanced in the nation. We should continue to honor this model.

In this bill, the cost of doing business for landlords will increase, which will equate to higher rent prices for tenants. Generally, bills which increase costs across the board are not always popular with either affected party. I urge you to vote against the passage of this bill at this time and recommend to the sponsor to place this bill into the able hands of the Landlord-Tenant Coalition for further discussion.

The Landlord Tenant Coalition's own bill, Senate Bill 390, is still under consideration by the Oregon Legislature, but we don't anticipate any opposition to its passage. Stay tuned to future legislative updates for more information on bills currently under consideration.





Section 8 Education

By **Michael Steffen**, ORHA President

As mentioned in previous months, the education team has developed a new seminar and power point around the Housing Choice Act of 2013 (Section 8). The seminar curriculum and materials are designed to explain the act and teach landlords how to stay in compliance the new rules. The first of these seminars was presented by our legislative director, Jim Straub, for the Salem association earlier this month. All reports indicate it was a great success and well received. If you are interested in additional information or would like to schedule a seminar, please contact the office.

Next ORHA Board Meeting
May 16, 2015
Eugene



OREGON RENTAL HOUSING ASSOCIATION PRESENTS

EDUCATION IN PROPERTY MANAGEMENT

NOW AVAILABLE

WORKSHOPS (3-4 hour)

- Landlord/Tenant Law
- LARRC
- Evictions
- Fair Housing
- Section 8
- Conflict Management
- Property Management
- Landlording 101
- Landlording 103
- Landlording 301
- Tenant Selection
- Maintenance

SEMINARS (1 hour)

- Tenant Screening Tips
- Temporary Residents
- Security Deposits
- Abandoned Property
- Medical Marijuana
- Radon

Also, courses by request tailored to local's needs

NEW! Section 8 Workshop



ORHA offers workshops and seminars to our member locals to improve skills in managing property. ORHA is a certified provider with the state of Oregon and these courses qualify as hours required for licensed certification. Presenters have extensive experience in the property management field.

For more information contact:
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Contact Terry at 866-364-5468 for customized classes to fit your needs.
 We have what you are looking for – just call today!

FORMS HIGHLIGHT:

ORHA Forms are Available Online!



Oregon Rental Housing Forms are just a click away!

- 1 www.oregonrentalhousing.com
- 2 Click (top right): "Click to Get ORHA Forms Online"
- 3 Input your local association code in the field labeled "Enter Your Member ID" to receive ORHA forms 1/2 PRICE
- 4 Choose a form
- 5 Click on the form
- 6 Input your information
- 7 Click "Generate PDF"
- 8 Click "Check Out" – This will direct you to PayPal
- 9 Follow payment directions. Once complete, PayPal will return to the ORHA Forms page to "Print Link." This link will also be sent to your email address.

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- Violet Wilson, *Vice President*
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