

Oregon Rental Housing Association

[HB 2001](#)

Position

[Bill Info](#)

Oppose

Summary:

Repeals statewide prohibition on city and county ordinances regulating rents. Permits city or county to adopt rent stabilization program with certain restrictions. Imposes moratorium on rent increases greater than five percent for residential tenancies, with exceptions. Sunsets moratorium on July 1, 2018. Declares emergency, effective on passage.

Status:

1/17/17 H - Referred to Human Services and Housing.
1/9/17 H - First reading. Referred to Speaker's desk.

[HB 2002](#)

Position

[Bill Info](#)

No Position

Summary:

Expands laws regarding preservation of participating properties that are publicly supported housing. Requires two-year notices from property owner of intent to sell participating property to Housing and Community Services Department, local governments and affected tenants. Authorizes department to impose civil penalties for violations. Requires owner of participating property to provide department and local governments with opportunity to purchase publicly supported housing. Authorizes civil action by person who suffers ascertainable loss or damage as result of property owner's failure to comply with laws.

Status:

2/14/17 H - Public Hearing held.
1/17/17 H - Referred to Human Services and Housing.
1/9/17 H - First reading. Referred to Speaker's desk.

[HB 2003](#)

Position

[Bill Info](#)

Oppose

Summary:

Repeals prohibition on city or county ordinance or resolution controlling rent charged for rental of dwelling unit. Declares emergency, effective on passage.

Status:

1/17/17 H - Referred to Human Services and Housing.
1/9/17 H - First reading. Referred to Speaker's desk.

[HB 2004](#)

Position

[Bill Info](#)

Oppose

Summary:

Prohibits landlord from terminating month-to-month tenancy without cause except under certain circumstances with 90 days' written notice and payment of relocation expenses. Provides exception for certain tenancies for occupancy of dwelling unit in building or on property occupied by landlord as primary residence. Makes violation defense against action for possession by landlord. Requires fixed term tenancy to become month-to-month tenancy upon reaching specific ending date, unless tenant elects to renew or terminate tenancy. Requires landlord to make tenant offer to renew fixed term tenancy. Repeals statewide prohibition on city and county ordinances controlling rents. Declares emergency, effective on passage.

Status:

3/2/17 H - Public Hearing scheduled.
3/2/17 H - Public Hearing held.
1/17/17 H - Referred to Human Services and Housing.

1/9/17

H - First reading. Referred to Speaker's desk.

[HB 2008](#)

[Bill Info](#)

Summary:

Position

No Position

Requires landlord of manufactured dwelling park to pay tenant necessary relocation costs or applicable manufactured dwelling park closure penalty, as determined by Office of Manufactured Dwelling Park Community Relations, upon closure of park to convert to other use. Requires owner of manufactured dwelling park to give notice of final sale to office upon sale of park. Prohibits landlord from terminating without cause, unless under certain circumstances with 90 days' written notice, month-to-month tenancy consisting of rental of manufactured dwelling of floating home owned by landlord on space in facility. Requires fixed term tenancy consisting of rental of manufactured dwelling or floating home owned by landlord on space in facility to become month-to-month tenancy upon reaching specific end date, unless tenant elects to renew or terminate tenancy. Requires landlord to make tenant offer to renew fixed term tenancy. Requires office to produce materials to inform tenants of rights and adopt rules to require landlords to post materials in manufactured dwelling park public spaces. Directs office to establish and administer landlord-tenant dispute resolution program. Requires office to submit annual report on progress of program to interim committees of Legislative Assembly related to housing and human services for five years. Authorizes office to impose penalties for violations of landlord-tenant law against landlords of manufactured dwelling parks. Declares emergency, effective on passage.

Status:

2/20/17

H - First reading. Referred to Speaker's desk.

2/20/17

H - Referred to Human Services and Housing.

[HB 2011](#)

[Bill Info](#)

Summary:

Position

No Position

Directs Housing and Community Services Department to administer study to assess disparities between federal and local calculations of fair market rent. Establishes Task Force on Housing Authority Capacity. Directs task force to assess capacity of housing authorities to provide services, determine methods to enhance capacity to provide services and examine feasibility of implementing state-sponsored housing voucher program. Sunsets task force on December 31, 2018. Declares emergency, effective on passage.

Status:

2/20/17

H - First reading. Referred to Speaker's desk.

2/20/17

H - Referred to Human Services and Housing.

[HB 2070](#)

[Bill Info](#)

Summary:

Position

No Position

Extends sunset for tax credit for affordable housing lenders. Takes effect on 91st day following adjournment sine die.

Status:

2/21/17

H - Public Hearing held.

2/14/17

H - Public Hearing held.

1/17/17

H - Referred to Human Services and Housing with subsequent referral to Tax Credits.

1/9/17

H - First reading. Referred to Speaker's desk.

[HB 2140](#)

[Bill Info](#)

Summary:

Position

No Position

Requires seller of real property to disclose seismic risk in seller's property disclosure statement.

Status:

2/28/17 H - Public Hearing held.
1/17/17 H - Referred to Veterans and Emergency Preparedness.
1/9/17 H - First reading. Referred to Speaker's desk.

[HB 2209](#)

Position

[Bill Info](#)

No Position

Summary:

Establishes Task Force on Housing Supply. Directs task force to report to interim committees of Legislative Assembly related to housing by September 15, 2018. Sunsets task force on December 31, 2018. Declares emergency, effective on passage.

Status:

1/17/17 H - Referred to Human Services and Housing with subsequent referral to Ways and Means.
1/9/17 H - First reading. Referred to Speaker's desk.

[HB 2210](#)

Position

[Bill Info](#)

No Position

Summary:

Directs Housing and Community Services Department to develop and implement Retaining Affordable Rental Housing Program to provide grants to owners of multifamily rental housing to rehabilitate and maintain housing at affordable rental rates. Requires department to enter into agreements with housing authorities to administer and monitor program in counties in which housing authority exists or, if no such housing authority exists, that department administer program. Establishes Retaining Affordable Rental Housing Program Fund and continuously appropriates moneys to department for purposes of program.

Status:

1/17/17 H - Referred to Human Services and Housing with subsequent referral to Ways and Means.
1/9/17 H - First reading. Referred to Speaker's desk.

[HB 2240](#)

Position

[Bill Info](#)

Oppose

Summary:

Prohibits landlord from terminating month-to-month tenancy without cause. Allows landlord to terminate month-to-month tenancy without cause under certain circumstances or if landlord provides tenant with relocation assistance equal to three months' rent. Requires landlord to provide 90 days' written notice for tenancy renewal or termination under certain circumstances. Permits tenant to renew rental agreement if landlord did not invoke exception or terminate for cause. Declares emergency, effective on passage.

Status:

1/17/17 H - Referred to Human Services and Housing.
1/9/17 H - First reading. Referred to Speaker's desk.

[HB 2315](#)

Position

[Bill Info](#)

No Position

Summary:

Provides that corporate excise tax credit allowed to lenders that finance affordable housing is not barred by receipt of housing vouchers by tenants. Applies to tax years beginning on or after January 1, 2018. Takes effect on 91st day following adjournment sine die.

Status:

1/17/17 H - Referred to Human Services and Housing with subsequent referral to Revenue.
1/9/17 H - First reading. Referred to Speaker's desk.

[HB 2377](#)
[Bill Info](#)

Position

No Position

Summary:

Authorizes city or county to adopt ordinance or resolution granting exemption for newly rehabilitated or constructed multiunit rental housing. Provides that exemption may be granted for term of up to 10 years depending on number of units rented at or below maximum monthly rent related to average annual per capita income and annual median household income in county. Provides that ordinance or resolution granting exemption may not take effect unless rates of taxation of taxing districts whose governing bodies agree to grant exemption equal 51 percent or more of total combined rate of taxation on qualified property. Requires exemption to be granted to all eligible rental property on same terms in effect on date application is submitted. Prohibits stacking of exemptions or special assessments, other than exemption for commercial facilities under construction. Allows city or county to amend exemption, subject to approval process of taxing districts, or terminate exemption, but provides that qualified property granted exemption continues to receive exemption under same terms in effect at time exemption was first granted. Allows credit against net income taxes for portion of eligible costs of newly rehabilitated or constructed single-family dwellings that sell for price related to average annual per capita income and annual median household income in county. Sunsets on January 2, 2027. Takes effect on 91st day following adjournment sine die.

Status:

1/17/17

H - Referred to Human Services and Housing with subsequent referral to Revenue.

1/9/17

H - First reading. Referred to Speaker's desk.

[HB 2404](#)

[Bill Info](#)

Position

No Position

Summary:

Requires Oregon Health Authority to analyze ground water contaminant data and provide education in areas with ground water contaminant problems. Authorizes authority to make grants and loans for purpose of assisting rental property owners and low-income property owners with installation of treatment systems. Authorizes authority to make grants to local public health authorities and other specified entities for purposes related to ensuring safe ground water. Establishes Safe Ground Water Fund and continuously appropriates moneys in fund to authority for purpose of making grants and loans. Appropriates moneys for deposit in fund. Requires, for each dwelling unit rented by landlord for which source of drinking water is well, landlord to collect and test samples of drinking water from dwelling unit for arsenic, total coliform bacteria and nitrates. Becomes operative March 1, 2018.

Status:

1/17/17

H - Referred to Energy and Environment with subsequent referral to Ways and Means.

1/9/17

H - First reading. Referred to Speaker's desk.

[HB 2433](#)

[Bill Info](#)

Position

No Position

Summary:

Directs Housing and Community Services Department to establish pilot program in which department constructs low-income senior housing development on school district land and school district rents to low-income seniors at reduced rent in exchange for classroom assistance. Authorizes issuance of lottery bonds to finance construction of low-income senior housing development. Creates Low-Income Senior Housing Colocation Fund. Continuously appropriates moneys in fund to Housing and Community Services Department. Directs department to use moneys in fund to finance construction of low-income senior housing development. Declares emergency, effective on passage.

Status:

1/17/17

H - Referred to Human Services and Housing with subsequent referral to Ways and Means.

1/9/17 H - First reading. Referred to Speaker's desk.

[HB 2446](#)

Position

[Bill Info](#)

No Position

Summary:

Directs Housing and Community Services Department and Oregon Housing Stability Council to seek, obtain and renew waivers of certain federal rental subsidy and assistance payment requirements to increase availability of payments under federal rent subsidy program.

Status:

2/23/17 H - Public Hearing held.
1/17/17 H - Referred to Human Services and Housing.
1/9/17 H - First reading. Referred to Speaker's desk.

[HB 2456](#)

Position

[Bill Info](#)

No Position

Summary:

Permits tax exempt landowner to develop affordable housing units on rural residential land with county approval. Declares emergency, effective on passage.

Status:

1/17/17 H - Referred to Human Services and Housing.
1/9/17 H - First reading. Referred to Speaker's desk.

[HB 2511](#)

Position

[Bill Info](#)

No Position

Summary:

Authorizes residential tenant to install on premises and use electric vehicle charging station for personal, noncommercial use. Declares charging station to be personal property of tenant unless different result is negotiated between parties. Declares emergency, effective on passage.

Status:

2/8/17 H - Public Hearing held.
1/17/17 H - Referred to Energy and Environment.
1/9/17 H - First reading. Referred to Speaker's desk.

[HB 2512](#)

Position

[Bill Info](#)

No Position

Summary:

Directs State Land Board to study affordable housing development options for certain Department of Transportation property and to report results of study to Legislative Assembly. Declares emergency, effective on passage.

Status:

1/17/17 H - Referred to Human Services and Housing with subsequent referral to Ways and Means.
1/9/17 H - First reading. Referred to Speaker's desk.

[HB 2570](#)

Position

[Bill Info](#)

No Position

Summary: Directs Housing and Community Services Department to establish Affordable Homeownership Grant Program to provide grants to eligible nonprofit organizations with affordable homeownership programs to provide opportunities for homeownership to persons in low income households. Delineates program requirements. Requires nonprofit organization grant recipients to create revolving fund to purchase or leverage mortgage loans or purchase, construct or rehabilitate homes and manufactured homes for sale to persons in low income households that are first-time homeowners. Establishes Affordable Homeownership Grant Program Fund and continuously appropriates moneys in fund to department. Appropriates moneys to department to make grants to eligible nonprofit organizations to participate in program.

Status:

1/17/17 H - Referred to Human Services and Housing with subsequent referral to Ways and Means.
1/9/17 H - First reading. Referred to Speaker's desk.

[HB 2650](#)

Position

[Bill Info](#)

Oppose

Summary: Prohibits landlord evaluating applicant for tenancy from considering criminal history prior to performing criminal background check.

Status:

1/17/17 H - Referred to Human Services and Housing.
1/9/17 H - First reading. Referred to Speaker's desk.

[HB 2724](#)

Position

[Bill Info](#)

No Position

Summary: Directs Housing and Community Services Department to develop and implement Rent Guarantee Program to provide incentives and financial assistance to landlords that rent or lease to low income households by guaranteeing payments to landlords for unpaid rent and for eviction and property damage costs within certain limits. Authorizes department to request proposals from and contract with program providers to administer program. Requires collection of performance outcome measures and annual report to interim committees of Legislative Assembly on housing. Establishes Rent Guarantee Program Fund and continuously appropriates moneys to department for Rent Guarantee Program.

Status:

2/23/17 H - Public Hearing held.
1/17/17 H - Referred to Human Services and Housing with subsequent referral to Ways and Means.
1/9/17 H - First reading. Referred to Speaker's desk.

[HB 2852](#)

Position

[Bill Info](#)

No Position

Summary: Extends sunset for tax credit for affordable housing lenders. Increases total amount of tax credits allowed for all taxpayers per fiscal year. Applies to tax years beginning on or after January 1, 2018. Takes effect on 91st day following adjournment sine die.

Status:

Miller Public Affairs
2017 Regular Session
Bill Summary Report

2/21/17 H - Public Hearing held.
2/10/17 H - Referred to Human Services and Housing with subsequent referral to Tax Credits.
2/8/17 H - First reading. Referred to Speaker's desk.

[HB 2944](#)

Position

[Bill Info](#)

Oppose

Summary:

Limits landlord assistance under Housing Choice Landlord Guarantee Program to damages awarded in a judgment following a hearing in which landlord proves amount of damages.

Status:

2/23/17 H - Public Hearing held.
2/16/17 H - Referred to Human Services and Housing.
2/16/17 H - First reading. Referred to Speaker's desk.

[HB 2964](#)

Position

[Bill Info](#)

No Position

Summary:

Extends ad valorem property tax exemption to existing qualified dwelling units of single-unit housing purchased by taxpayers seeking exemption. Takes effect on 91st day following adjournment sine die.

Status:

2/20/17 H - First reading. Referred to Speaker's desk.
2/20/17 H - Referred to Human Services and Housing with subsequent referral to Revenue.

[HB 3005](#)

Position

[Bill Info](#)

No Position

Summary:

Creates refundable credit against personal income taxes for housing rental payments. Limits availability based on household income. Applies to tax years beginning on or after January 1, 2018, and before January 1, 2024. Takes effect on 91st day following adjournment sine die.

Status:

2/23/17 H - First reading. Referred to Speaker's desk.
2/23/17 H - Referred to Human Services and Housing with subsequent referral to Revenue.

[HB 3257](#)

Position

[Bill Info](#)

No Position

Summary:

Directs Housing and Community Services Department to conduct study regarding affordable housing no later than July 1, 2018. Requires department to submit report regarding study to interim legislative committees no later than November 1, 2018. Sunsets January 2, 2019. Declares emergency, effective on passage.

Status:

3/2/17 H - First reading. Referred to Speaker's desk.

[HB 5012](#)

Position

[Bill Info](#)

No Position

Summary: Appropriates moneys from General Fund to Housing and Community Services Department for biennial expenses and for debt service. Limits biennial expenditures from fees, moneys or other revenues, including Miscellaneous Receipts and certain federal funds, but excluding lottery funds and other federal funds, collected or received by department. Limits biennial expenditures by department from certain lottery moneys. Limits biennial expenditures by department from other federal funds. Authorizes specified nonlimited expenditures. Declares emergency, effective July 1, 2017.

Status:

1/24/17 H - Assigned to Subcommittee On Transportation and Economic Development.
1/17/17 H - Referred to Ways and Means.
1/9/17 H - First reading. Referred to Speaker's desk.

[HB 5037](#)

Position

[Bill Info](#)

No Position

Summary:

Limits biennial expenditures from fees, moneys or other revenues, including Miscellaneous Receipts, but excluding lottery funds and federal funds, collected or received by Real Estate Agency. Declares emergency, effective July 1, 2017.

Status:

2/9/17 H - Public Hearing held.
1/24/17 H - Assigned to Subcommittee On Transportation and Economic Development.
1/17/17 H - Referred to Ways and Means.
1/9/17 H - First reading. Referred to Speaker's desk.

[SB 0067](#)

Position

[Bill Info](#)

No Position

Summary:

Defines "business day," "commingle" and "main office" for purposes of certain real estate statutes. Clarifies system for registration and renewal of business names. Exempts certain checks from requirement to deposit funds into clients' trust accounts. Requires real estate licensees to notify Real Estate Agency of certain activities regarding clients' trust accounts. Prohibits certain individuals from sharing compensation of real estate licensee.

Status:

2/15/17 H - Referred to Business and Labor.
2/13/17 H - First reading. Referred to Speaker's desk.
2/9/17 S - Third reading. Carried by Riley. Passed.
2/7/17 S - Recommendation: Do pass.
2/7/17 S - Second reading.
2/1/17 S - Public Hearing and Work Session held.
1/17/17 S - Referred to Business and Transportation.
1/9/17 S - Introduction and first reading. Referred to President's desk.

[SB 0110](#)

Position

[Bill Info](#)

No Position

Miller Public Affairs
2017 Regular Session
Bill Summary Report

Summary: Directs Oregon Health Authority to prepare report on efficacy of laws regulating lead-based paint activities and potential improvements that may be made to regulation of lead-based paint activities. Sunsets on date of convening of 2019 regular session of Legislative Assembly.

Status:

1/17/17 S - Referred to Environment and Natural Resources, then Ways and Means.

1/9/17 S - Introduction and first reading. Referred to President's desk.

[SB 0259](#)

Position

[Bill Info](#) Oppose

Summary: Limits landlord to charging single applicant screening charge for applicant applying to rent multiple dwelling units owned or managed by landlord. Requires landlord to refund applicant screening charge if applicant qualifies but is not offered to rent dwelling unit.

Status:

1/17/17 S - Referred to Human Services.

1/9/17 S - Introduction and first reading. Referred to President's desk.

[SB 0277](#)

Position

[Bill Info](#) No Position

Summary: Increases notice period for termination of rental agreement and removal of manufactured dwelling or floating home. Requires landlord to notify tenant of specific disrepair or deterioration causing termination and describe repairs necessary to avoid termination. Defines terms. Declares emergency, effective on passage.

Status:

1/17/17 S - Referred to Human Services.

1/9/17 S - Introduction and first reading. Referred to President's desk.

[SB 0794](#)

Position

[Bill Info](#) Support

Summary: Establishes Oregon Renter Assistance Program for purpose of providing temporary rent subsidies to tenants of privately owned rental housing. Creates Trust for Oregon Renter Assistance Account. Creates tax credit for qualifying taxpayer that makes contribution to Trust for Oregon Renter Assistance Account. Applies to tax years beginning on or after January 1, 2017. Takes effect on 91st day after adjournment sine die.

Status:

2/14/17 S - Introduction and first reading. Referred to President's desk.

2/14/17 S - Referred to Human Services, then Tax Credits.

[SB 0827](#)

Position

[Bill Info](#) No Position

Summary: Extends ad valorem property tax exemption to existing qualified dwelling units of single-unit housing purchased by taxpayers seeking exemption. Takes effect on 91st day following adjournment sine die.

Status:

2/22/17 S - Referred to Finance and Revenue.

2/21/17 S - Introduction and first reading. Referred to President's desk.

[SB 0880](#)

Position

[Bill Info](#) No Position

Summary: Permits landlord with cause to terminate tenancy for manufactured dwelling to give tenant courtesy notice of violation and opportunity to correct violation prior to giving notice to terminate tenancy.

Status:

2/28/17

S - Introduction and first reading. Referred to President's desk.

SB 0933

Bill Info

Position

No Position

Summary:

Requires Real Estate Commissioner to adopt program to relieve pecuniary loss of landlord liable to tenant due to mismanagement by or dishonest conduct of real estate property manager. Permits landlord to claim reimbursement for pecuniary loss of tenant deposit due to mismanagement by or dishonest conduct of real estate property manager. Grants immunity to landlord and any person who gives information to commissioner relating to claim filed with commissioner. Establishes Tenant Deposit Security Fund. Requires real estate property managers to pay annual fee. Authorizes commissioner to determine amount of fee. Takes effect on 91st day after adjournment sine die.

Status:

3/2/17

S - Introduction and first reading. Referred to President's desk.

SB 0945

Bill Info

Position

No Position

Summary:

Directs Housing and Community Services Department to study issues related to affordable housing and provide results of study to Legislative Assembly not later than December 31, 2018.

Status:

3/2/17

S - Introduction and first reading. Referred to President's desk.