

## State Legislative Update

Metro Multifamily Housing Association supports the Veteran's Reintegration Program resolution that was passed by the Portland City Council and has been working diligently with the Oregon National Guard to develop a 'beta' program to help ease some of the issues for our returning Vets in the State of Oregon. Components of the program include installment on moving in expenses, providing a single point of contact for locating housing and an attempt to house returning vets near one another. The members of MMHA are deeply committed to making their housing transition as smooth as possible.

### Update on House and Senate Bills that Passed

**House Bill 3186** governs the responsibilities of an owner when an apartment owner makes a decision to convert a building to condominiums. All of the new requirements are important but one that is significant is that HB 3186 prohibits 'no cause' notices. Other components to this bill are additional notification requirements, who the notice should be sent to, hours when construction can take place and the amount of rent increases. .

**Senate Bill 2** will add Sexual Orientation to Oregon's discrimination statute. It is now illegal to discriminate against someone in Oregon for the following reasons: race, color, religion, sex, national origin, marital status, and familial status, source of income, disability and **sexual orientation**.

**Senate Bill 116** – This bill requires properties with parking for 3 vehicles have to be posted; the landlords do not have to notify law enforcement prior to towing and tow companies would be required to post the hours when they patrol.

**Senate Bill 431-** impacts when, for what reasons and the amount of notice landlord must give before a vehicle can be towed. A landlord can tow without notice for the following reasons: if the lot is posted, handicapped spot, emergency access, blocking entry, parking on the landscape or a car not belonging to the resident. If a resident's car is inoperable and there is a signed parking/towing addendum that gives the information about the towing company the car can be towed after 72 hours. This agreement is also required to tow without notice a resident's vehicle that is not marked as agreed.

**Senate Bill 561** which is the Landlord Tenant Coalition's omnibus bill: items that make it to this bill have been arrived at by consensus between landlords and tenant advocate groups. The current repair and deduct provision has been modified to allow a tenant to make a repair up to \$300 if the tenant has given the landlord a 7-day notice of intent to repair and the landlord does not make the repair. The tenant cannot make the repair themselves.

A change in eviction law will allow a 'Declaration' in stead of an "affidavit" when the Landlord seeks a Notice of Restitution following noncompliance by a tenant with a stipulated agreement and when the tenant asks for a hearing contesting that noncompliance. A landlord who files and FED can be required to pay the tenant's costs and legal fees up to and through the preliminary hearing even if the landlord dismisses before then. The new law will stop the clock at the point the landlord notifies the tenant that the action is being dismissed.

**Senate Bill 583** is additional protections for identity theft; where part of the bill allows an individual to freeze access to their credit history. The coalition negotiated an exemption for landlords since rental decisions based on credit and made quickly and the tenant would not benefit by the delay.