

Manufactured Housing Communities of Oregon
2019 Regular Session
Bill Summary Report

MHCO

[HB 2002](#)

Position	Priority	Date Input
Oppose	4	2/7/19

Summary: Requires property owner subject to affordability restriction to provide more notice to qualified purchasers before restrictions expire. Requires property owners to extend right of first refusal to qualified purchasers for up to 60 months following expiration of affordability restriction. Allows qualified purchasers omitted from notice of sale to repurchase property from purchaser on same terms for one year. Establishes Affordable Housing Preservation Fund. Authorizes issuance of lottery bonds for purposes of affordable housing preservation.

Status:

2/13/19 H - Referred to Human Services and Housing with subsequent referral to Ways and Means.
2/6/19 H - First reading. Referred to Speaker's desk.

[HB 2127](#)

Position	Priority	Date Input
Support	5	1/15/19

Summary: Extends sunset for exemption from income or corporate excise taxes of capital gains from sale of manufactured dwelling park to certain entities. Creates sunset for provisions granting exemptions from filing and payment of taxes and from establishment of domicile in state to companies and workers in state solely to perform disaster and emergency related work. Takes effect on 91st day following adjournment sine die.

Status:

1/18/19 H - Referred to Human Services and Housing with subsequent referral to Revenue.
1/14/19 H - First reading. Referred to Speaker's desk.

[HB 2136](#)

Position	Priority	Date Input
Support	5	1/10/19

Summary: Extends sunset for tax credit for closure of manufactured dwelling park. Provides that tax credit may be claimed by tenant based on termination of agreement by landlord or termination of agreement due to exercise of eminent domain. Applies to tax years beginning on or after January 1, 2017. Takes effect on 91st day following adjournment sine die.

Status:

1/15/19 H - Referred to Human Services and Housing with subsequent referral to Revenue.
1/14/19 H - First reading. Referred to Speaker's desk.

[HB 2333](#)

Position	Priority	Date Input
Support	5	1/10/19

Summary: Defines "park model recreational vehicle."

Status:

1/15/19 H - Referred to Business and Labor.
1/14/19 H - First reading. Referred to Speaker's desk.

[HB 2343](#)

Position	Priority	Date Input
Oppose	5	1/10/19

Summary: Allows political canvassing by manufactured dwelling or floating home facility tenants.

Status:

1/15/19 H - Referred to Human Services and Housing.
1/14/19 H - First reading. Referred to Speaker's desk.

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[HB 2461](#)

Position **Priority** **Date Input**

No Position 5 1/10/19

Summary: Creates temporary stay of eviction for certain low-income veterans. Directs Department of Veterans' Affairs to maintain referral list of veterans' benefit programs that assist low income veterans in improving housing stability. Directs circuit courts to report to Oregon Criminal Justice Commission annually regarding veteran evictions. Takes effect on 91st day following adjournment sine die.

Status:

1/18/19 H - Referred to Judiciary.

1/14/19 H - First reading. Referred to Speaker's desk.

[HB 2513](#)

Position **Priority** **Date Input**

Oppose 5 1/10/19

Summary: Requires residential landlords to provide voter registration card to new tenants. Requires buyers' real estate licensees to provide voter registration card to home buyers. Takes effect on 91st day following adjournment sine die.

Status:

1/18/19 H - Referred to Rules.

1/14/19 H - First reading. Referred to Speaker's desk.

[HB 2596](#)

Position **Priority** **Date Input**

Oppose 5 1/10/19

Summary: Allows cities and counties to impose controls on rental rates and rental rate increases applicable to spaces in facilities for manufactured or floating homes.

Status:

1/15/19 H - Referred to Human Services and Housing.

1/14/19 H - First reading. Referred to Speaker's desk.

[HB 2597](#)

Position **Priority** **Date Input**

Oppose 5 1/28/19

Summary: Requires Office of Manufactured Dwelling Park Community Relations to establish landlord-tenant dispute resolution program for tenants of facilities subject to certain rent increases to initiate dispute-resolution process. Requires landlord to notify tenant of program in rent increase notices.

Status:

1/15/19 H - Referred to Human Services and Housing.

1/14/19 H - First reading. Referred to Speaker's desk.

[HB 2683](#)

Position **Priority** **Date Input**

Oppose 5 1/10/19

Summary: Prohibits landlords that allow pets from charging tenants additional rent or fees based on possession of pets.

Status:

1/15/19 H - Referred to Human Services and Housing.

1/14/19 H - First reading. Referred to Speaker's desk.

[HB 2764](#)

Position **Priority** **Date Input**

Oppose 5 1/28/19

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Summary: Prohibits landlord in evaluating applicant for residential tenancy from requesting information about applicant's criminal history and from considering criminal history prior to performing criminal screening.

Status:

1/25/19 H - Referred to Human Services and Housing.

1/22/19 H - First reading. Referred to Speaker's desk.

[HB 2894](#)

Position	Priority	Date Input
Support	5	2/7/19

Summary: Establishes program within Housing and Community Services Department to provide supplementary loans to individuals for new energy efficient manufactured dwellings. Establishes Manufactured Home Replacement and Decommissioning Fund for loan program. Appropriates moneys to the fund. Takes effect on 91st day following adjournment sine die.

Status:

2/13/19 H - Referred to Human Services and Housing with subsequent referral to Ways and Means.

2/6/19 H - First reading. Referred to Speaker's desk.

[HB 2896](#)

Position	Priority	Date Input
Support	5	2/7/19

Summary: Requires Housing and Community Services Department to provide loan to nonprofit corporation to develop program that supports manufactured dwelling park preservation and affordability for tenants. Forgives loan in proportion to program's losses. Requires nonprofit corporation to provide semiannual report to department and department to provide biennial report to Legislative Assembly. Appropriates moneys from General Fund to department for loan. Takes effect on 91st day following adjournment sine die.

Status:

2/13/19 H - Referred to Human Services and Housing with subsequent referral to Ways and Means.

2/6/19 H - First reading. Referred to Speaker's desk.

[SB 0484](#)

Position	Priority	Date Input
Oppose	5	1/10/19

Summary: Limits landlord to single applicant screening charge per 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 dwelling unit to rent.

Status:

1/15/19 S - Referred to Housing.

1/14/19 S - Introduction and first reading. Referred to President's desk.

[SB 0586](#)

Position	Priority	Date Input
Support	5	1/10/19

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Summary: Renames "Office of Manufactured Dwelling Park Community Relations" to "Manufactured and Marina Communities Division," "Mobile Home Parks Account" to "Manufactured and Marina Communities Account" and "Mobile Home Parks Purchase Account" to "Residential Dwelling Facilities Purchase Account." Extends division's duties and accounts' uses to marinas and floating home tenants. Requires floating home owners in marina to pay fees to Manufactured and Marina Communities Account. Requires marina owners to pay fees to account and complete educational requirements. Delays operative date. Applies provisions for sale of manufactured dwelling park to marina. Extends sunset for capital gains exemption for sales of manufactured dwelling parks to nonprofits or housing authority through 2025. Extends sunset for tax credits to owners of manufactured dwelling with tenancy terminated by park closure through 2025. Allows tenants of facilities to enter into storage agreements with landlords for 12 months following lease termination. Requires specificity in notice from landlords in manufactured dwelling park before undertaking maintenance on tree that may become hazard tree and allows tenant to assume maintenance of tree. Authorizes marina landlord to require tenant to move floating home at landlord's cost. Requires marina landlords to extend for-cause termination notice for 10 months to allow tenant to repair home's float. Amends requirements for siting, billing and notice before converting facility to submeter or pro rata billing methods. Amends other facility billing and conversion processes.

Status:

1/17/19 S - Referred to Housing.
1/14/19 S - Introduction and first reading. Referred to President's desk.

SB 0608

Position	Priority	Date Input
Oppose	5	1/10/19

Summary: Prohibits landlord from terminating month-to-month tenancy without cause after 12 months of occupancy. Provides exception for certain tenancies on building or lot used by landlord as residence. Allows landlord to terminate tenancy with 90 days' written notice and payment of one month's rent under certain conditions. Exempts landlord managing four or fewer units from payment of one month's rent. Provides that fixed term tenancy becomes month-to-month tenancy upon ending date if not renewed or terminated. Allows landlord to not renew fixed term tenancy if tenant receives three lease violation warnings within 12 months during term and landlord gives 90 days' notice. Limits rent increases for residential tenancies to one per year. Limits maximum annual rent increase to seven percent above annual change in consumer price index. Requires Oregon Department of Administrative Services to publish maximum annual rent increase percentage. Declares emergency, effective on passage.

Status:

2/13/19 H - First reading. Referred to Speaker's desk.
2/13/19 H - Referred to Human Services and Housing.
2/12/19 S - Third reading. Carried by Fagan, Monnes Anderson. Passed.
2/7/19 S - Recommendation: Do pass.
2/7/19 S - Second reading.
2/4/19 S - Public Hearing and Work Session held.

1/17/19

S - Referred to Housing.

1/14/19

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