

MHCO

HB 2001	Position	Priority
Bill Info	Oppose	1
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.	
Comments:	Rent Control	
Status:	Dead	
1/17/17	H - Referred to Human Services and Housing.	
1/9/17	H - First reading. Referred to Speaker's desk.	
HB 2002	Position	Priority
Bill Info	Oppose	3
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:	Watch	
4/11/17	H - Work Session scheduled.	
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	Priority
Bill Info	Oppose	1
Summary:	Repeals prohibition on city or county ordinance or resolution controlling rent charged for rental of dwelling unit. Declares emergency, effective on passage.	
Comments:	Rent Control	
Status:	Dead	
1/17/17	H - Referred to Human Services and Housing.	
1/9/17	H - First reading. Referred to Speaker's desk.	
HB 2004A	Position	Priority
Bill Info	Oppose	1

Manufactured Housing Communities of Oregon
2017 Regular Session
Bill Summary Report

Summary: Prohibits landlord from terminating month-to-month tenancy without cause after first six months of occupancy except under certain circumstances with 90 days' written notice and payment of <i>relocation expenses</i> amount equal to one month's periodic rent. 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. <i>Repeals statewide prohibition on city and county ordinances controlling rents.</i>] Permits city or county to implement rent stabilization program for rental of dwelling units. Declares emergency, effective on passage.

Comments: Eliminates state wide preemption on rent control at the local level. Also eliminates 'no cause' eviction. 6 hours of hearings held - no MHC home owners testified in favor.

Status: Watch

4/5/17 S - First reading. Referred to President's desk.

4/4/17 H - Third reading. Carried by Power, Piluso. Passed.

4/3/17 H - Second reading.

3/31/17 H - Recommendation: Do pass with amendments and be printed A-Engrossed.

3/30/17 H - Work Session held.

3/2/17 H - Public Hearing held.

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](#)

Position	Priority
Oppose	1

Manufactured Housing Communities of Oregon
2017 Regular Session
Bill Summary Report

Summary: 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: Watch
4/13/17 H - Work Session scheduled.
4/4/17 H - Public Hearing held.
2/20/17 H - First reading. Referred to Speaker's desk.
2/20/17 H - Referred to Human Services and Housing.

HB 2009

Bill Info

Position Priority

No Position 0

Summary: Advances sunset for subtraction for sale of manufactured dwelling park to certain entities. Creates personal income tax credit for sale of park. Provides that calculation of credit for taxes paid to other state allowed to nonresident taxpayer or allowed to estate treated as resident of another state occurs before allowance of credit for sale of park. 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: Dead
3/1/17 H - Referred to Human Services and Housing with subsequent referral to Revenue.
2/22/17 H - First reading. Referred to Speaker's desk.

HB 2165

Bill Info

Position Priority

Oppose 1

Manufactured Housing Communities of Oregon
2017 Regular Session
Bill Summary Report

Summary: Requires building official to inspect small home for compliance with recreational vehicle program standards if home is not intended for use as residence or is not permanently sited. Requires building official to inspect small home intended as residence and permanently sited for compliance with Low-Rise Residential Dwelling Code.

Comments: Testified against. Bills sent back to committee to be re-worked in Legislative Counsel.

Status: Watch
2/20/17 H - Public Hearing held.
2/15/17 H - Public Hearing held.
1/17/17 H - Referred to Business and Labor.
1/9/17 H - First reading. Referred to Speaker's desk.

[HB 2210](#)

[Bill Info](#)

Position **Priority**

Neutral 0

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: Watch
4/11/17 H - Work Session scheduled.
3/23/17 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 2240](#)

[Bill Info](#)

Position **Priority**

Oppose 1

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

[HB 2315](#)

[Bill Info](#)

Position **Priority**

No Position 3

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: Watch
4/6/17 S - First reading. Referred to President's desk.
4/5/17 H - Third reading. Carried by Sanchez. Passed.
4/4/17 H - Rules suspended. Carried over to April 5, 2017 Calendar.

Manufactured Housing Communities of Oregon
2017 Regular Session
Bill Summary Report

4/3/17	H - Second reading.
3/31/17	H - Recommendation: Do pass and subsequent referral to Revenue be rescinded.
3/31/17	H - Subsequent referral to Revenue rescinded by order of the Speaker.
3/28/17	H - Work Session held.
3/21/17	H - Public Hearing held.
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 2446

Bill Info

Position	Priority
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No Position	3
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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: Dead

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

Bill Info

Position	Priority
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Neutral	3
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Summary: Permits tax exempt landowner to develop affordable housing units on rural residential land with county approval. Declares emergency, effective on passage.

Status: Watch

4/6/17	H - Public Hearing held.
3/24/17	H - Without recommendation as to passage and be referred to Agriculture and Natural Resources.
3/24/17	H - Referred to Agriculture and Natural Resources by order of Speaker.
3/23/17	H - Work Session held.
3/14/17	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 2511A

Bill Info

Position	Priority
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Support	3
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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.

Comments: dash 3 amendment included on 3/22/17 exempting manufactured home communities.

Status: Enrolled

4/5/17	S - Referred to Business and Transportation.
4/4/17	S - First reading. Referred to President's desk.
4/3/17	H - Third reading. Carried by Barnhart. Passed.
3/30/17	H - Rules suspended. Carried over to April 3, 2017 Calendar.
3/29/17	H - Rules suspended. Carried over to March 30, 2017 Calendar.
3/28/17	H - Second reading.
3/27/17	H - Recommendation: Do pass with amendments and be printed A-Engrossed.
3/22/17	H - Work Session held.
2/8/17	H - Public Hearing held.

Manufactured Housing Communities of Oregon
2017 Regular Session
Bill Summary Report

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

HB 2570A

Bill Info
Position **Priority**
 No Position 3

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: Watch

4/5/17 H - Recommendation: Do pass with amendments, be printed A-Engrossed, and be referred to Ways and Means by prior reference.
 4/5/17 H - Referred to Ways and Means by prior reference.
 3/30/17 H - Work Session held.
 3/9/17 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 2650

Bill Info
Position **Priority**
 Oppose 1

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

Status: Dead

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

HB 2724

Bill Info
Position **Priority**
 Oppose 3

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: Watch

4/5/17 H - Recommendation: Do pass and be referred to Ways and Means by prior reference.
 4/5/17 H - Referred to Ways and Means by prior reference.
 3/30/17 H - Work Session held.
 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.

Manufactured Housing Communities of Oregon
2017 Regular Session
Bill Summary Report

[HB 2912](#)

[Bill Info](#)

Position **Priority**

No Position 0

Summary:

Establishes Affordable Housing Land Acquisition Revolving Loan Fund Program within Housing and Community Services Department to make loans to eligible organizations to purchase land for affordable housing development and to provide supportive services to residents and low income households. Authorizes department to contract with nonprofit organization to serve as program administrator. Provides for repayment of loans for noncompliance with development plans. Requires completion of development within eight years. Requires development of performance measures and report to Legislative Assembly on December 1st of each year. Establishes Affordable Housing Land Acquisition Revolving Loan Fund and continuously appropriates moneys in fund to department.

Status:

Watch

4/5/17

H - Recommendation: Do pass and be referred to Ways and Means by prior reference.

4/5/17

H - Referred to Ways and Means by prior reference.

3/30/17

H - Work Session held.

3/21/17

H - Public Hearing held.

2/20/17

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

2/15/17

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

[HB 2938](#)

[Bill Info](#)

Position **Priority**

No Position 0

Summary:

Permits siting of recreational vehicle for residential purposes on land zoned rural residential and as conditional permitted use on land zoned for exclusive farm use.

Status:

Watch

4/6/17

H - Public Hearing held.

3/24/17

H - Without recommendation as to passage and be referred to Agriculture and Natural Resources.

3/24/17

H - Referred to Agriculture and Natural Resources by order of Speaker.

3/23/17

H - Work Session held.

3/14/17

H - Public Hearing held.

2/21/17

H - Referred to Human Services and Housing.

2/15/17

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

[HB 2944A](#)

[Bill Info](#)

Position **Priority**

No Position 0

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.
Repeals law requiring tenant to repay amount of assistance paid to landlord under program.
Declares emergency, effective on passage.

Status:

Watch

3/22/17

S - First reading. Referred to President's desk.

3/22/17

S - Referred to Human Services.

3/21/17

H - Third reading. Carried by Speaker Kotek. Passed.

3/20/17

H - Second reading.

3/17/17

H - Recommendation: Do pass with amendments and be printed A-Engrossed.

3/16/17

H - Work Session held.

2/23/17

H - Public Hearing held.

2/16/17

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

2/16/17

H - Referred to Human Services and Housing.

Manufactured Housing Communities of Oregon
2017 Regular Session
Bill Summary Report

[HB 2967](#)

[Bill Info](#)

Position **Priority**

No Position 0

Summary:

Requires Legislative Policy and Research Director to provide small business impact statement if statement is requested in writing by two members of Legislative Assembly, each member from different major political party. Provides that statement describe likely effects of proposed legislative measure on small businesses that employ fewer than 50 employees. Requires director to prepare and deliver statements to requesters within 14 calendar days of request and to thereafter monitor and report effects of subsequent amendments to measure.

Status:

Dead

2/28/17

H - Referred to Rules.

2/22/17

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

[HB 2990](#)

[Bill Info](#)

Position **Priority**

Oppose 1

Summary:

Increases time period during which tenants of manufactured dwelling park must identify or form tenants committee for purpose of purchasing park from 10 days to 60 days. Provides tenants committee with 15-day right of first refusal for offer or agreement to purchase park.

Status:

Dead

4/4/17

H - Public Hearing held.

2/23/17

H - Referred to Human Services and Housing.

2/23/17

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

[HB 3260](#)

[Bill Info](#)

Position **Priority**

Oppose 3

Summary:

Authorizes coastal county to impose local transient lodging tax on residential short-term vacation rental property by submitting question to county electors. Requires revenue to be made available to community development corporation or county housing authority for purposes of funding housing in coastal communities in county. Takes effect on 91st day following adjournment sine die.

Status:

Watch

4/12/17

H - Public Hearing scheduled.

3/8/17

H - Referred to Revenue.

3/2/17

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

[HB 3330](#)

[Bill Info](#)

Position **Priority**

Oppose 1

Summary:

Permits city or county to impose controls on rental rates and rental rate increases applicable to spaces in facilities for manufactured or floating homes.

Status:

Dead

4/4/17

H - Public Hearing held.

3/13/17

H - Referred to Human Services and Housing.

3/6/17

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

[HB 3331](#)

[Bill Info](#)

Position **Priority**

Oppose 1

Summary:

Directs Office of Manufactured Dwelling Park Community Relations to establish and administer landlord-tenant dispute resolution program for disputes arising from notices of certain rent increases.

Manufactured Housing Communities of Oregon
2017 Regular Session
Bill Summary Report

Status: Watch
4/13/17 H - Work Session scheduled.
4/4/17 H - Public Hearing held.
3/13/17 H - Referred to Human Services and Housing.
3/6/17 H - First reading. Referred to Speaker's desk.

[HB 3332](#)

	Position	Priority
<u>Bill Info</u>	Oppose	1

Summary: Limits amount and procedure by which landlord may increase rent for manufactured dwelling space or floating home space. Requires landlord to enforce facility rules equally against all tenants. Requires landlord to give tenant 90 days' written notice for increased storage charge.

Status: Dead
3/13/17 H - Referred to Human Services and Housing.
3/6/17 H - First reading. Referred to Speaker's desk.

[HB 3366](#)

	Position	Priority
<u>Bill Info</u>	Oppose	1

Summary: Requires landlord to deposit and maintain security deposit in separate account from all other funds and inform tenant of financial institution in which security deposit is held. Requires landlord to pay tenant accrued interest with return of security deposit. Applies to security deposits paid on or after effective date of Act.

Status: Dead
3/13/17 H - Referred to Human Services and Housing.
3/6/17 H - First reading. Referred to Speaker's desk.

[HB 3390](#)

	Position	Priority
<u>Bill Info</u>	No Position	1

Summary: Requires city with population of 200,000 or fewer to establish local standards to promote housing stability no later than July 1, 2019. Requires city to review local standards at least every 10 years. Exempts from state preemption of rent control cities with populations of 200,000 or fewer that adopt local standards to promote housing stability and cities with populations greater than 200,000. Declares emergency, effective on passage.

Status: Dead
3/13/17 H - Referred to Human Services and Housing.
3/9/17 H - First reading. Referred to Speaker's desk.

[SB 0259](#)

	Position	Priority
<u>Bill Info</u>	Oppose	3

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

[SB 0277](#)

	Position	Priority
<u>Bill Info</u>	Support	1

Manufactured Housing Communities of Oregon
2017 Regular Session
Bill Summary Report

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.

Comments: This is the 2017 Coalition Bill - to be amended with several issues supported by community owners. Compromised reached 3-21-17

Status: Watch

4/12/17 S - Work Session scheduled.

3/20/17 S - Public Hearing held.

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

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

SB 0753

Position **Priority**

Bill Info Support 1

Summary: Exempts work performed on recreational vehicles from plumbing and electrical licensing requirements.

Comments: Oregon Manufactured Housing Association top legislative priority for 2017 Legislative Session.

Status: Watch

4/10/17 S - Work Session scheduled.

3/13/17 S - Public Hearing held.

2/8/17 S - Referred to Business and Transportation.

2/7/17 S - Introduction and first reading. Referred to President's desk.

SB 0794

Position **Priority**

Bill Info Support 1

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: Dead

3/20/17 S - Public Hearing held.

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 0880

Position **Priority**

Bill Info Support 1

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: Dead

3/20/17 S - Public Hearing held.

3/2/17 S - Referred to Human Services.

2/28/17 S - Introduction and first reading. Referred to President's desk.

SB 0983

Bill Info**Position Priority**

Support 0

Summary: Eliminates electrician license category authorizing licensee to repair and maintain electrical wiring and equipment in manufactured structure. Eliminates license requirement for making electrical installations or repairs on recreational vehicle as defined in Electrical and Elevator Board rule. Eliminates license requirement for making plumbing installations or repairs on recreational vehicles as defined in State Plumbing Board rule.

Status: Watch

4/10/17 S - Work Session scheduled.

3/13/17 S - Public Hearing held.

3/3/17 S - Referred to Business and Transportation.

3/2/17 S - Introduction and first reading. Referred to President's desk.

SB 1024**Bill Info****Position Priority**

Neutral 0

Summary: Requires county to allow siting of accessory dwelling unit in area zoned rural residential.

Comments: Watch - concern over losing RV pre-emption over county regs

Status: Dead

4/17/17 S - Work Session scheduled.

4/3/17 S - Public Hearing held.

3/20/17 S - Referred to Human Services.

3/15/17 S - Introduction and first reading. Referred to President's desk.