

Oregon Rental Housing Association

Bill Summary Report

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[HB 2029EN](#)

Position

Neutral 0

Summary: Requires transfer of student education records to school district when charter is terminated or public charter school is dissolved.

Relating To: Relating to student education records; and declaring an emergency.

Comments: ORHA originally opposed the bill but amended residential tenancies in Chapter 90 out of the bill in the House.

5/19/11 H - Governor signed.

5/19/11 H - Chapter 94, (2011 Laws): Effective date July 1, 2011.

5/16/11 S - President signed.

5/12/11 H - Co-Speakers signed.

5/9/11 S - Third reading. Carried by Morse. Passed. Ayes, 25; excused, 5--Devlin, Ferrioli, Rosenbaum, Telfer, President Courtney.

5/5/11 S - Second reading.

5/5/11 S - Recommendation: Do pass the A-Eng. bill.

5/3/11 S - Work Session held.

4/26/11 S - Public Hearing held.

4/15/11 S - Referred to Education and Workforce Development.

4/12/11 S - First reading. Referred to President's desk.

4/11/11 H - Third reading. Carried by Frederick. Passed. Ayes, 57; Excused, 3--Hicks, Nolan, Whisnant.

4/7/11 H - Second reading.

4/5/11 H - Recommendation: Do pass with amendments and be printed A-Engrossed.

3/30/11 H - Work Session held.

2/4/11 H - Public Hearing held.

1/21/11 H - Referred to Education.

1/10/11 H - First reading. Referred to Speaker's desk.

[HB 2037](#)

Position

Oppose 0

Summary: Requires Commissioner of Bureau of Labor and Industries to award costs and reasonable attorney fees when complainant prevails for cease and desist order. Allows commissioner to award costs and reasonable attorney fees when respondent prevails for cease and desist order only if condition met.

Relating To: Relating to remedies under civil rights laws.

1/21/11 H - Referred to Judiciary.

1/10/11 H - First reading. Referred to Speaker's desk.

[HB 2079](#)

Position

No Position 0

Summary: Requires that smoke alarm or smoke detector in transferred property having dwelling unit or lodging house, and installation of alarm or detector, be in conformance with State Fire Marshal rules. Specifies that alarm or detector comply with state building code applicable on installation date. Clarifies reference to requirements established by smoke alarm feature statute. Removes exemption of used manufactured dwelling equipped with ionization smoke alarm from alarm feature requirement.

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Relating To: Relating to smoke alerting devices.

1/21/11 H - Referred to Business and Labor.

1/10/11 H - First reading. Referred to Speaker's desk.

[HB 2153](#)

Position

No Position 0

Summary: Establishes Oregon Affordable Housing Trust Fund. Deposits contributions into fund. Continuously appropriates moneys in fund to Housing and Community Services Department for purposes of development, preservation or operation of affordable housing. Allows lending institutions that have received certification for tax credit for qualified housing loans to relinquish unclaimed credit. Creates tax credit for monetary contributions to Oregon Affordable Housing Trust Fund. Includes amount of contributions in calculation of maximum amount of credit allowed for affordable housing. Applies to contributions received after effective date of Act and to tax years beginning on or after January 1, 2011. Takes effect on 91st day following adjournment sine die.

Relating To: Relating to affordable housing tax credits; appropriating money; prescribing an effective date.

1/21/11 H - Referred to General Government and Consumer Protection with subsequent referral to Ways and Means.

1/10/11 H - First reading. Referred to Speaker's desk.

[HB 2172](#)

Position

Oppose 0

Summary: Limits amount by which landlord can increase rent for manufactured dwelling space or floating home space. Makes other changes to law governing relationship between landlords and tenants of manufactured dwellings and floating homes. Creates program for resolving disputes between landlords and tenants of manufactured dwellings and floating homes. Directs Manufactured Communities Resource Center to administer program. Authorizes center to impose civil penalty against landlord or tenant for not complying with final order of center. Establishes Tenant and Landlord Dispute Resolution Fund and continuously appropriates moneys in fund to center for purpose of administering program. Requires landlords to register annually with Housing and Community Services Department. Requires landlords to post notice of information related to program. Authorizes imposition of civil penalty against landlord for not registering or not posting notice. Declares emergency, effective on passage.

Relating To: Relating to tenancy; appropriating money; declaring an emergency.

1/21/11 H - Referred to General Government and Consumer Protection.

1/10/11 H - First reading. Referred to Speaker's desk.

[HB 2219](#)

Position

No Position 0

Summary: Requires beneficiary under trust deed to offer grantor under trust deed opportunity to remain in possession of residential unit during period in which trustee's sale for residential unit is pending if sale does not occur on date scheduled for trustee's sale or if trustee postpones trustee's sale. Requires grantor to pay rent to beneficiary at market rate for residential unit and agree to vacate residential unit not later than 10 days after receiving notice that residential unit has sold. Provides that agreement to permit grantor to remain in possession does not create tenancy or require beneficiary to assume duties of landlord. Provides that grantor must maintain residential unit in habitable condition and pay for utilities and services supplied to residential unit. Declares emergency, effective on passage.

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Relating To: Relating to occupancy of residential premises subject to foreclosure; declaring an emergency.
1/21/11 H - Referred to General Government and Consumer Protection.
1/11/11 H - First reading. Referred to Speaker's desk.

[HB 2269](#)

Position

No Position 0

Summary: Establishes towing and storage rates for vehicles towed at request of person other than owner or operator of vehicle. Prohibits tower from charging fee for storage of vehicle if vehicle is not in physical possession of tower. Prohibits towers from charging gate fee after releasing vehicle during normal business hours. Restricts amount tower may charge for gate fee after normal business hours.

Relating To: Relating to towing.
1/21/11 H - Referred to Transportation and Economic Development.
1/11/11 H - First reading. Referred to Speaker's desk.

[HB 2270](#)

Position

No Position 0

Summary: Requires person who tows vehicle to report tow to Department of Transportation if owner or operator of vehicle is not present at time of tow. Directs department to post information about towed vehicle on department's website. Permits department to charge administrative fee for each report submitted. Creates Motor Vehicle Locator Fund. Declares emergency, effective on passage.

Relating To: Relating to motor vehicles; appropriating money; declaring an emergency.
1/21/11 H - Referred to Transportation and Economic Development.
1/11/11 H - First reading. Referred to Speaker's desk.

[HB 2354EN](#)

Position

No Position 0

Summary: Extends sunset date for property tax exemption for tax-exempt corporation low income housing to tax years beginning before July 1, 2027.

Relating To: Relating to property tax exemption for tax-exempt corporation low income housing.

5/25/11 S - President signed.
5/24/11 H - Co-Speakers signed.
5/17/11 S - Third reading. Carried by Burdick. Passed. Ayes, 26; nays, 1--Girod; excused, 3--Bates, Johnson, Starr.
5/16/11 S - Second reading.
5/16/11 S - Recommendation: Do pass.
5/11/11 S - Public Hearing and Work Session held.
4/26/11 S - Referred to Finance and Revenue.
4/19/11 S - First reading. Referred to President's desk.
4/18/11 H - Third reading. Carried by Bailey. Passed. Ayes, 58; Excused, 2--Hicks, Richardson.
4/14/11 H - Rules suspended. Carried over to April 18, 2011 Calendar.
4/13/11 H - Second reading.
4/12/11 H - Recommendation: Do pass.
4/6/11 H - Work Session held.
3/24/11 H - Public Hearing held.

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1/21/11 H - Referred to Revenue.
1/11/11 H - First reading. Referred to Speaker's desk.

[HB 2518](#)

Position

Oppose 0

Summary: Permits local governments to impose real estate transfer tax or fee, provided tax or fee is structured progressively based on consideration paid for property, transfers in which buyer is first-time homebuyer are exempt, and marginal rate of tax or fee decreases as length of ownership by seller increases.

Relating To: Relating to real estate transfers.

1/21/11 H - Referred to Business and Labor with subsequent referral to Revenue.
1/11/11 H - First reading. Referred to Speaker's desk.

[HB 2527](#)

Position

No Position 0

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

Relating To: Relating to tax credits for affordable housing lenders; prescribing an effective date.

5/26/11 H - Work Session held.
5/19/11 H - Public Hearing held.
4/20/11 H - Referred to Tax Credits by prior reference.
4/20/11 H - Recommendation: Do pass and be referred to Tax Credits by prior reference.
4/14/11 H - Work Session held.
2/15/11 H - Public Hearing held.
1/21/11 H - Referred to General Government and Consumer Protection with subsequent referral to Tax Credits.
1/11/11 H - First reading. Referred to Speaker's desk.

[HB 2694A](#)

Position

Oppose 0

Summary: Allows court to extend time to execute writ for eviction upon showing of good cause by sheriff. Requires sheriff to notify plaintiff of extension. Requires plaintiff requesting warrant directing sheriff to abate nuisance to pay sheriff fees and expenses of executing warrant. Allows recovery of fees and expenses from defendant without entry of supplemental judgment.

Relating To: Relating to sheriffs.

5/26/11 S - Third reading. Carried by Prozanski. Passed. Ayes, 30.
5/25/11 S - Carried over to 05-26 by unanimous consent.
5/24/11 S - Second reading.
5/23/11 S - Recommendation: Do pass with amendments. (Printed A-Eng.)
5/17/11 S - Public Hearing and Work Session held.
5/5/11 S - Referred to Judiciary.
4/28/11 S - First reading. Referred to President's desk.
4/27/11 H - Third reading. Carried by Hicks. Passed. Ayes, 59; Excused, 1--Brewer.
4/26/11 H - Second reading.
4/25/11 H - Recommendation: Do pass.
4/19/11 H - Work Session held.

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4/7/11 H - Public Hearing held.
1/21/11 H - Referred to Judiciary.
1/11/11 H - First reading. Referred to Speaker's desk.

[HB 2710A](#)

Position

Support 0

Summary: Revises laws relating to court fees. Declares emergency, effective July 1, 2011.

Relating To: Relating to courts; appropriating money; declaring an emergency; providing for revenue raising that requires approval by a three-fifths majority.

Comments: We opposed at first because of the proposed \$50 FED fee increase. We negotiated a fee of \$75 FED fee to amend into the bill and keep FED court open 5 days a week.

5/3/11 H - Assigned to Subcommittee On Public Safety.
4/12/11 H - Recommendation: Do pass with amendments, be printed A-Engrossed, and be referred to Ways and Means by prior reference.
4/12/11 H - Referred to Ways and Means by prior reference.
4/5/11 H - Work Session held.
2/8/11 H - Public Hearing held.
1/21/11 H - Referred to Judiciary with subsequent referral to Ways and Means.
1/11/11 H - First reading. Referred to Speaker's desk.

[HB 2711](#)

Position

No Position 0

Summary: Creates Joint Committee on State Courts Revenue Structure.

Relating To: Relating to courts.

2/8/11 H - Public Hearing held.
1/21/11 H - Referred to Judiciary with subsequent referral to Revenue.
1/11/11 H - First reading. Referred to Speaker's desk.

[HB 2885](#)

Position

Oppose 0

Summary: Directs landlords of four or more dwelling units or of facility to supply new tenants with voter registration cards with written rental agreement or, for oral agreement, on first day of occupancy. Directs Secretary of State to supply voter registration cards to landlords.

Relating To: Relating to voter registration.

2/11/11 H - Public Hearing held.
1/21/11 H - Referred to Rules.
1/11/11 H - First reading. Referred to Speaker's desk.

[HB 3073](#)

Position

No Position 0

Summary: Modifies length of time within which tenants' association, facility purchase association or tenants' association supported nonprofit organization has right of first refusal for offer or agreement by owner to sell manufactured dwelling park or marina.

Relating To: Relating to facility sales.

2/7/11 H - Referred to General Government and Consumer Protection.
2/1/11 H - First reading. Referred to the desks of the Co-Speakers.

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[HB 3183](#)

Position

Oppose 0

Summary: Creates exception to statewide policy prohibiting local rent control. Allows cities or counties to establish limits on rental rates or increases in rental rates for spaces in manufactured dwelling parks, mobile home parks and marinas.

Relating To: Relating to local rent control of spaces in facilities.

5/24/11 H - Public Hearing held.

2/16/11 H - Referred to General Government and Consumer Protection.

2/9/11 H - First reading. Referred to the desks of the Co-Speakers.

[HB 3284](#)

Position

No Position 0

Summary: Requires record keeping by parties to transaction in which room or space is leased or rented for 24 hours or less. Authorizes inspection of records by Department of Revenue, Department of Justice or law enforcement agencies. Authorizes Department of Revenue to establish manner of inspection by rule. Provides for civil penalties for failure to maintain records or make them available for inspection.

Relating To: Relating to rooms leased for 24 hours or less.

2/23/11 H - Referred to Judiciary with subsequent referral to Revenue.

2/16/11 H - First reading. Referred to the desks of the Co-Speakers.

[HB 3535](#)

Position

Oppose 0

Summary: Requires State Department of Energy to adopt energy performance rating system. Requires landlords and sellers to disclose energy performance of buildings and units for rent or sale to prospective tenants and buyers. Requires utilities to transfer energy consumption data for commercial buildings to Environmental Protection Agency and department. Requires owners of commercial buildings to annually report energy performance of commercial buildings to department. Becomes operative January 1, 2012. Makes violation of disclosure and reporting requirements subject to civil penalty. Continuously appropriates moneys collected as penalties to department for purposes of administration of Act. Establishes exemption from property taxation for buildings, structures and improvements that meet specified criteria relating to energy efficiency. Applies to tax years beginning on or after July 1, 2011, and before July 1, 2021. Requires electric and natural gas utilities to prioritize measures that increase energy efficiency and develop integrated resource plans for the purpose of developing those measures. Takes effect on 91st day following adjournment sine die.

Relating To: Relating to energy efficiency; appropriating money; prescribing an effective date.

3/29/11 H - Public Hearing held.

3/24/11 H - Public Hearing held.

2/28/11 H - Referred to Energy, Environment and Water with subsequent referral to Ways and Means.

2/21/11 H - First reading. Referred to the desks of the Co-Speakers.

[SB 0156EN](#)

Position

No Position 0

Summary: Delineates affirmative duties owed by real estate property manager to property owner.

Relating To: Relating to professional real estate activity; and declaring an emergency.

5/20/11 H - Co-Speakers signed.

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5/17/11 S - President signed.
5/16/11 H - Third reading. Carried by Hoyle. Passed. Ayes, 58; Excused, 2--Lindsay, Thompson.
5/12/11 H - Rules suspended. Carried over to May 16, 2011 Calendar.
5/11/11 H - Second reading.
5/10/11 H - Recommendation: Do pass.
5/4/11 H - Public Hearing and Work Session held.
4/22/11 H - Referred to Business and Labor.
4/18/11 H - First reading. Referred to the desks of the Co-Speakers.
4/14/11 S - Third reading. Carried by Edwards. Passed. Ayes, 28; excused, 2--Atkinson, Starr.
4/13/11 S - Second reading.
4/12/11 S - Recommendation: Do pass with amendments. (Printed A-Eng.)
4/7/11 S - Work Session held.
3/28/11 S - Public Hearing and Work Session held.
1/18/11 S - Referred to Business, Transportation and Economic Development.
1/10/11 S - Introduction and first reading. Referred to President's desk.

[SB 0293EN](#)

Position

Support 0

Summary: Modifies provisions regulating negotiation of rental agreements and disclosure of rent and fees.

Relating To: Relating to landlord-tenant law.

Comments: Landlord Tenant Omnibus Bill.

5/16/11 S - Effective date, January 1, 2012.
5/16/11 S - Governor signed.
5/16/11 S - Chapter 42, 2011 Laws.
5/10/11 H - Co-Speakers signed.
5/6/11 S - President signed.
5/5/11 H - Rules suspended. Third reading. Carried by Smith J.. Passed. Ayes, 51; Excused, 7--Barker, Hicks, Hunt, Kennemer, Krieger, Olson, Wingard; Excused for Business of the House, 2--Freeman, Speaker Hanna.
5/4/11 H - Rules suspended. Carried over to May 5, 2011 Calendar.
5/3/11 H - Rules suspended. Carried over to May 4, 2011 Calendar.
5/2/11 H - Second reading.
4/29/11 H - Recommendation: Do pass.
4/28/11 H - Public Hearing and Work Session held.
3/28/11 H - Referred to General Government and Consumer Protection.
3/21/11 H - First reading. Referred to the desks of the Co-Speakers.
3/17/11 S - Third reading. Carried by Bonamici. Passed. Ayes, 27; nays, 2--Kruse, Whitsett; excused, 1--Atkinson.
3/16/11 S - Second reading.
3/14/11 S - Recommendation: Do pass with amendments. (Printed A-Eng.)
3/9/11 S - Work Session held.
2/21/11 S - Public Hearing held.
1/14/11 S - Referred to General Government, Consumer and Small Business Protection.
1/10/11 S - Introduction and first reading. Referred to President's desk.

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[SB 0294](#)

Position

Support 0

Summary: Changes methods by which landlord may bill tenant for utilities or services. Declares emergency, effective on passage.

Relating To: Relating to landlord-tenant law; declaring an emergency.

5/26/11 H - Public Hearing and Work Session held.

5/17/11 H - Public Hearing held.

4/22/11 H - Referred to General Government and Consumer Protection.

4/20/11 H - First reading. Referred to the desks of the Co-Speakers.

4/19/11 S - Third reading. Carried by Monroe, Bonamici. Passed. Ayes, 25; nays, 4--Boquist, Ferrioli, Olsen, Whitsett; excused, 1--Johnson.

4/19/11 S - Morse, Verger declared potential conflict of interest.

4/18/11 S - Recommendation: Do pass.

4/18/11 S - Second reading.

4/13/11 S - Work Session held.

4/4/11 S - Public Hearing held.

1/18/11 S - Referred to General Government, Consumer and Small Business Protection.

1/10/11 S - Introduction and first reading. Referred to President's desk.

[SB 0323](#)

Position

No Position 0

Summary: Extends sunset date of multiple-unit housing exemption from property taxation to 2022. Takes effect on 91st day following adjournment sine die.

Relating To: Relating to property tax exemption for multiple-unit housing; prescribing an effective date.

1/14/11 S - Referred to Finance and Revenue.

1/10/11 S - Introduction and first reading. Referred to President's desk.

[SB 0481](#)

Position

No Position 0

Summary: Requires notice of trustee's sale to be sent to tenant of grantor in trust deed under certain circumstances. Includes tenant of grantor as person that may cure default and requires trustee to provide tenant with information necessary to effect cure. Takes effect on 91st day following adjournment sine die.

Relating To: Relating to procedures required for a trustee's sale; prescribing an effective date.

1/12/11 S - Referred to General Government, Consumer and Small Business Protection.

1/10/11 S - Introduction and first reading. Referred to President's desk.

[SB 0490](#)

Position

No Position 0

Summary: Requires utility providing natural or liquid propane gas, electricity or water to notify residential tenant of possible termination of utility or service paid for by landlord. Allows tenant to retain utility or service for up to lesser of three billing periods or 90 days by paying current amounts due.

Relating To: Relating to utilities in dwelling units.

3/30/11 S - Public Hearing held.

3/28/11 S - Public Hearing held.

3/23/11 S - Public Hearing held.

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1/18/11 S - Referred to General Government, Consumer and Small Business Protection.
1/10/11 S - Introduction and first reading. Referred to President's desk.

[SB 0491A](#)

Position

No Position 0

Summary: Modifies requirements for notice of foreclosure and termination of tenancy for residential dwellings in foreclosure. Declares emergency, effective 90 days after passage

Relating To: Relating to residential rental dwellings in foreclosure; declaring an emergency.

5/31/11 H - Possible Work Session scheduled.

5/26/11 H - Work Session held.

5/17/11 H - Public Hearing held.

5/4/11 H - Referred to General Government and Consumer Protection.

4/27/11 H - First reading. Referred to the desks of the Co-Speakers.

4/26/11 S - Third reading. Carried by Monroe. Passed. Ayes, 29; excused, 1--George.

4/25/11 S - Second reading.

4/21/11 S - Recommendation: Do pass with amendments. (Printed A-Eng.)

4/18/11 S - Work Session held.

3/23/11 S - Public Hearing held.

1/18/11 S - Referred to General Government, Consumer and Small Business Protection.

1/10/11 S - Introduction and first reading. Referred to President's desk.

[SB 0507](#)

Position

Oppose 0

Summary: Imposes building code requirement that new constructions or rehabilitations of multifamily housing include television antenna system. Makes violation subject to civil penalty, not to exceed \$5,000. Modifies landlord-tenant law to require that landlords of multifamily housing provide dwelling units with television antenna system access. Phases in requirement. Makes lack of required television antenna system access uninhabitable condition. Grants tax credit to multifamily housing operator that installs television antenna system at least 12 months prior to date installation is required under landlord-tenant law.

Relating To: Relating to television antennas.

Comments: ORHA turkey bill of the session!

3/31/11 S - Public Hearing held.

3/28/11 S - Public Hearing held.

1/18/11 S - Referred to Business, Transportation and Economic Development.

1/10/11 S - Introduction and first reading. Referred to President's desk.

[SB 0523](#)

Position

No Position 0

Summary: Revises laws related to vehicle towing and foreclosure sales.

Relating To: Relating to vehicle towing.

3/14/11 S - Public Hearing held.

1/18/11 S - Referred to Business, Transportation and Economic Development.

1/10/11 S - Introduction and first reading. Referred to President's desk.

[SB 5516](#)

Position

Support 0

Summary: Appropriates moneys from General Fund to Judicial Department for biennial expenses. Limits biennial expenditures from fees, moneys or other revenues, including Miscellaneous Receipts, but excluding lottery funds and federal funds, collected or received by department. Limits biennial expenditures by department from federal funds. Declares emergency, effective July 1, 2011.

Relating To: Relating to the financial administration of the Judicial Department; appropriating money; declaring an emergency.

Comments: Court budget bill that will incorporate HB 2710 (court fees) to fund FED court 5 days a week.

3/29/11 S - Public Hearing held.

3/28/11 S - Public Hearing held.

3/23/11 S - Public Hearing held.

3/22/11 S - Public Hearing held.

2/2/11 S - Assigned to Subcommittee On Public Safety.

2/1/11 S - Referred to Ways and Means.

2/1/11 S - Introduction and first reading. Referred to President's desk.

[SB 5544EN](#)**Position**

No Position 0

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.

Relating To: Relating to the financial administration of the Real Estate Agency; and declaring an emergency.

5/26/11 S - President signed.

5/23/11 H - Third reading. Carried by Huffman. Passed. Ayes, 55; Nays, 1--Weidner; Excused, 4--Brewer, Frederick, Matthews, Wand.

5/23/11 H - Potential conflict(s) of interest declared by Esquivel, Sheehan.

5/19/11 H - Second reading.

5/18/11 H - Recommendation: Do pass.

5/17/11 H - First reading. Referred to the desks of the Co-Speakers.

5/17/11 H - Referred to Ways and Means.

5/16/11 S - Third reading. Carried by Nelson. Passed. Ayes, 30.

5/12/11 S - Second reading.

5/11/11 S - Recommendation: Do pass with amendments. (Printed A-Eng.)

5/6/11 S - Work Session held.

4/27/11 S - Work Session held.

4/27/11 S - Returned to Full Committee.

2/16/11 S - Public Hearing held.

2/2/11 S - Assigned to Subcommittee On Transportation and Economic Development.

2/1/11 S - Introduction and first reading. Referred to President's desk.

2/1/11 S - Referred to Ways and Means.