

ORHA LEGISLATIVE UPDATE – AS OF 11/22/2014

The Oregon Legislative Landlord-Tenant Coalition is currently in full swing and, as your ORHA Legislative Director, I have attended all six coalition meetings on your behalf. Our next coalition meeting will take place on December 3rd. Several topics of discussion remain on the negotiating table. A few “housekeeping” items have been proposed that will not significantly change landlord-tenant law, but will make existing law more readable or easier to apply for all stakeholders.

Landlord advocates, including ORHA, have introduced such topics as allowing landlords to pass-through more municipal fees to their tenants, clarifying landlords’ rights and obligations in the event of a catastrophic event (such as a house fire), removing the requirement that landlords give tenants who have lived at rental properties for more than one year a 60 day notice to vacate (in other words, returning the obligation to an equitable 30 days’ notice to vacate from either landlords or tenants), allowing landlords to be listed as “Interested Parties” on their tenants’ renters’ insurance (which would allow the insurance company or agent to notify landlords if an insurance policy changes, lapses or is non-renewed), and reviewing assistance animal laws in Oregon.

Tenant advocates have introduced topics including renegotiating the order in which tenants’ payments are applied to amounts due to landlords (such as whether or not rent payments can first be applied to past-due damage obligations, for example), and responsibility for damage done to rental units by people who are not tenants’ guests in domestic violence and similar situations.

The coalition will continue to meet until early January, so there is still time for these and other topics to develop. I welcome all ORHA members’ feedback during this process. Please contact your local organization with your comments and suggestions, and your local ORHA legislative representative will forward those comments to me. Keep an eye on future newsletters for more information and a final summary of the coalition’s Landlord-Tenant Omnibus bill.

~ Jim Straub, ORHA Legislative Director