

# Law Change Notification 2016

Tenant(s): \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ OREGON, Zip: \_\_\_\_\_

DATE: \_\_\_\_\_

\_\_\_\_\_ TIME SERVED PERSONALLY TO EACH INDIVIDUAL NAMED ABOVE: \_\_\_\_\_ (If left blank, notice was served prior to 11:59 p.m. on date of service.)

\_\_\_\_\_ TIME POSTED & MAILED: \_\_\_\_\_ (If left blank, notice was posted & mailed prior to 11:59 p.m. on date of service.)

\_\_\_\_\_ TIME MAILED: \_\_\_\_\_ (If left blank, notice was mailed by first class mail prior to 11:59 p.m. on date of service.)

**In accordance with Senate Bill 390, the following terms of your rental agreement will be changed per the effective dates noted below. If the rental agreement is a fixed-term lease, the terms of this agreement will be effective upon either the expiration of the lease, or upon renewal of the current lease.**

### **Non-Compliance Fees - Change in terms takes effect 30 days from the effective date of this notice.**

Owner/Agent shall not deduct a previously imposed charge from a current or subsequent rent payment (thereby making the rent payment delinquent, or causing a termination of the tenancy for non-payment of rent), or causing a new or additional late charge. Owner/Agent may charge simple interest on any unpaid late charges at the rate allowed by law.

In addition to current non-compliance fees allowed by rental agreement, Owner/Agent may charge the following non-compliance fees after giving a written warning notice of initial violation if non-compliance occurs within one year:

- Failure to clean up waste of a service animal or companion animal \$50.00
- Keeping on the premises an unauthorized pet capable of causing damage\* \$250.00

*\*Fee may be assessed if unauthorized pet is not removed within 48 hours of effective date of written warning notice, and for other subsequent violations within one year of issuance of written warning.*

### **Utility or Public Service Charge/Fee Pass-Through - Change in terms takes effect 60 days from the effective date of this notice.**

Owner/Agent may pass-through to Tenant(s) utility or public service charges imposed by a utility or service provider on behalf of a local government or directly by a local government for municipal and public resources related to the dwelling unit, including street maintenance, transportation improvements, public transit, public safety, and parks and open space, not including real property taxes, income taxes, business license fees, or dwelling inspection fees.

Owner/Agent shall bill Tenant(s) in writing for the utility or public service charge within 30 days of receipt of the provider's bill, informing Tenant of the manner in which the provider assess a utility or public service charge, and the manner in which the charge is allocated among the tenants if the provider's bill to the Owner/Agent covers multiple Tenants.

Owner/Agent shall include in bill to Tenant(s) a copy of the provider's bill or offer that the tenant may inspect the provider's bill at a reasonable time and place and that the tenant may obtain a copy of the provider's bill by making a request to the landlord during the inspection and upon payment to the landlord for the reasonable cost of making copies. Bill submitted to Tenant is payable upon receipt; however, Tenant shall be allowed no less than 30 days to submit payment to Owner/Agent.

### **Renter's Insurance Requirement - Change in terms takes effect 30 days from the effective date of this notice.**

Owner/Agent will require Tenant(s) to acquire renter's insurance within 30 days of the effective date of this notice. Such insurance shall maintain \$100,000 in liability coverage and shall name the Owner/Agent as "Interested Party, authorizing the insurance company to notify Owner/Agent of cancellation or nonrenewal of the policy; reduction of policy coverage; or removal of the Owner/Agent as an interested party. Failure to maintain renter's insurance policy will be considered a material breach of the rental agreement.

This requirement is waived if household income of Tenant(s) is equal to or less than 50 percent of the area median income, adjusted for family size as measured up to a five-person family, as determined by the State Housing Council based on information from the United States Department of Housing and Urban Development; or, if the unit is subsidized with public funds. The requirement is not waived solely for tenant rent subsidies, including Section 8; however, most subsidized tenants will not meet the income threshold.

### **Allocation of Tenant Payments - Change in terms takes effect without notice on January 1, 2016 for Month-to-Month tenancies and upon expiration or renewal of fixed-term lease. All tenant payments shall be applied as follows:**

- 1) Outstanding rent from prior months;
- 2) Rent for the current month;
- 3) Utility or service charges owing;
- 4) Late rent charges;
- 5) Damage claims and any other fees or claims owed by the tenant.