

House Bill 2596

Sponsored by Representative FAHEY (Pre-session filed.)

SUMMARY

The following summary is not prepared by the sponsors of the measure and is not a part of the body thereof subject to consideration by the Legislative Assembly. It is an editor's brief statement of the essential features of the measure **as introduced**.

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

A BILL FOR AN ACT

1
2 Relating to local rent control of spaces in a facility; creating new provisions; and amending ORS
3 91.225.

4 **Be It Enacted by the People of the State of Oregon:**

5 **SECTION 1. ORS 91.225 is added to and made a part of ORS chapter 90.**

6 **SECTION 2.** ORS 91.225 is amended to read:

7 91.225. (1) The Legislative Assembly finds that there [*is*] **exists** a social and economic need to
8 [*insure*] **ensure** an adequate supply of affordable housing for Oregonians[. *The Legislative Assembly*
9 *also finds that the imposition of general restrictions on housing rents will disrupt an orderly housing*
10 *market, increase deferred maintenance of existing housing stock, lead to abandonment of existing rental*
11 *units and create a property tax shift from rental-owned to owner-occupied housing.*] **and**, therefore, the
12 [*Legislative Assembly declares that the*] imposition of rent control on housing in the State of Oregon
13 is a matter of statewide concern.

14 (2) Except as provided in subsections (3) to [(5)] **(6)** of this section, [*a*] **no** city, [*or*] county [*shall*
15 *not*] **or state agency may enact or enforce** any ordinance, [*or*] resolution [*which*] **or other regu-**
16 **lation that** controls the rent that may be charged for the rental of any dwelling unit.

17 (3) [*This section does not impair the right of any*] **A** state agency, city, county or urban renewal
18 agency as defined by ORS 457.035 [*to reserve to itself the right to*] **may** approve rent increases, es-
19 tablish base rents or establish limitations on rents on any residential property for which it has en-
20 tered into a contract under which certain benefits are applied to the property for the expressed
21 purpose of providing reduced rents for low income tenants. Such benefits **may** include[, *but are not*
22 *limited to,*] property tax exemptions, long-term financing, rent subsidies, code enforcement proce-
23 dures and zoning density bonuses.

24 (4) [*Cities and counties are not prohibited from including*] **A city or county may require** in
25 condominium conversion ordinances [*a requirement*] that, during the notification period specified in
26 ORS 100.305, the owner or developer may not raise the rents of any affected tenant except by an
27 amount **that is** established by ordinance **and** that does not exceed the limit imposed by ORS 90.493.

28 (5) [*Cities, counties and state agencies*] **A city, county or state agency** may impose temporary
29 rent controls [*when*] **if** a natural or man-made disaster [*that*] materially eliminates a significant
30 portion of the rental housing supply [*occurs*], but must remove the controls when the rental housing
31 supply is restored to substantially normal levels.

NOTE: Matter in **boldfaced** type in an amended section is new; matter [*italic and bracketed*] is existing law to be omitted. New sections are in **boldfaced** type.

1 **(6) A city or county may impose rent controls on rental rates and rental rate increases**
2 **applicable to rental agreements subject to ORS 90.505 to 90.850 for manufactured dwellings**
3 **or floating homes.**

4 *[(6) As used in this section, "dwelling unit" and "rent" have the meaning given those terms in ORS*
5 *90.100.]*

6 *[(7) This section is applicable throughout this state and in all cities and counties therein. The*
7 *electors or the governing body of a city or county shall not enact, and the governing body shall not*
8 *enforce, any ordinance, resolution or other regulation that is inconsistent with this section.]*

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