

Subject: HB 2004B -21 Amendments

Date: June 29, 2017 at 9:35:17 AM PDT

To: Shawn Cleave

Shawn,

I've had a chance to go through the -21 amendments to HB 2004B, and I have to say we certainly appreciate the effort of Chair Burdick to address many of our concerns. The language around the sale of single family rentals (or condos) has improved dramatically.

Unfortunately, we still have several major concerns:

1. The bill eliminates the ability to utilize no-cause notices after the first year of tenancy. This is a significant issue for many landlords who have problematic tenants where safety of other tenants may be a concern.
2. While several provisions were added to allow for landlords to require a tenant to vacate the premises for significant renovation or the potential sale of the unit, all of those legitimate reasons come with the requirement of relocation fees. Furthermore, the bill does not apply a statewide standard, but rather sets a new floor that many municipalities will seek to build upon with even higher relocation fees.
3. The bill contains an attorney provision that provides significant penalties against landlords of the greater of 2 months' rent or actual damages, in addition to allowing a one-year window for commencement of a complaint. This is a significant new legal exposure that landlords will have to contend with.

The unintended consequences of these changes will have a dramatic effect on the current shortage of rental units in many communities throughout the state. We have already seen a significant rise in single family rentals being sold as smaller landlords make the decision to leave the business.

SHAUN JILLIONS|PARTNER
503.522.6097

DECKERT JILLIONS LLP
Attorneys & Consultants
Lincoln Tower #960|Portland, OR
deckertjillions.com

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