

SENATE AMENDMENTS TO A-ENGROSSED HOUSE BILL 4048

By COMMITTEE ON BUSINESS AND TRANSPORTATION

February 28

1 On page 1 of the printed A-engrossed bill, line 2, after “ORS 696.174;” delete the rest of the line
2 and line 3 and insert “and declaring an emergency.”.

3 On page 2, after line 5, insert:

4 **“SECTION 2. (1) As used in this section:**

5 **“(a) ‘Elderly household’ has the meaning given that term in ORS 456.515.**

6 **“(b) ‘Elderly housing project’ means a residential care facility as defined in ORS 443.400,**
7 **including but not limited to an assisted living facility, or an independent living community,**
8 **that is:**

9 **“(A) Financed through a Housing and Community Services Department housing program**
10 **under ORS 456.515 to 456.725 or ORS chapter 458 or another department program; and**

11 **“(B) Composed of more than one living unit for elderly households, but does not provide**
12 **continuous nursing care.**

13 **“(c)(A) ‘Independent living community’ means a facility that is organized to provide**
14 **housing and services to elderly households.**

15 **“(B) ‘Independent living community’ does not mean:**

16 **“(i) A residential care facility as defined in ORS 443.400.**

17 **“(ii) A nursing facility.**

18 **“(2) If an elderly housing project has repaid the financing received through a Housing and**
19 **Community Services Department housing program under ORS 456.515 to 456.725 in full and**
20 **retired any bond obligations related to the project, the department may not require the**
21 **project, or a management company that is owned by or hired by the project to perform**
22 **property management duties with respect to the project, to hire, retain or otherwise engage**
23 **a real estate property manager, real estate broker or principal real estate broker licensed**
24 **under ORS 696.022.”.**

25 In line 6, delete “2” and insert “3”.

26 Delete lines 9 and 10 and insert:

27 **“SECTION 4. This 2018 Act being necessary for the immediate preservation of the public**
28 **peace, health and safety, an emergency is declared to exist, and this 2018 Act takes effect**
29 **on its passage.”.**

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