

WHAT'S GOING ON?

Right now, some landlords are using No Cause Evictions to remove tenants.

- Instead of letting tenants remain in their homes, or identifying a valid reason to remove a family from their home, some landlords are ending leases in order to raise rents or discriminate against certain tenants.
- No Cause Evictions are also used as a cover for retaliation against tenants who ask for repairs, or to discriminate against people because of their race, family status, or other forms of illegal discrimination.
- Without legal protections, tenants report feeling scared to ask for needed repairs, which results in hazardous living conditions.
- No Cause Evictions disproportionately impact communities of color, elders, and/or people with disabilities—often in a discriminatory or retaliatory manner. These sorts of evictions are a violation of Fair Housing laws, but because of the use of No-Cause Evictions, it is extremely difficult for tenants to prove discrimination or retaliation in court.

The four House Bills outlined in this pamphlet are designed to give tenants some protections against No Cause Evictions and rent increases. The details of each Bill differ in the type of protections they would provide. From February through June 2017, Oregon state legislators will debate these Bills and decide which, if any, to pass into law.

For more information or to get involved in the campaign, contact the **Community Alliance of Tenants** at www.oregoncat.org or 503-288-0130 or the **Portland Tenants United** at www.pdxtu.org or 503-836-7881



2017 TENANT PROTECTIONS BILLS

This guide provides a quick look at the four main tenant-related bills under consideration in the State of Oregon's 2017 legislative session. The following House Bills (HB) attempt to limit how and when landlords can evict tenants and/or raise rents.

The bills at a glance

<p style="text-align: center;">HB 2004 ★</p> <p>[This bill would provide the MOST comprehensive tenant protections. This is CAT and PTU's preferred bill.]</p> <ul style="list-style-type: none"> • Bans No Cause Evictions. • To evict someone, landlords must have just cause – a legitimate reason – to evict someone. • Landlord must give 90-day notice for just cause evictions. • Requires landlords to provide relocation assistance funds for tenants evicted with just cause. • Repeals the statewide ban on local rent stabilization policies. 	<p style="text-align: center;">HB 2240</p> <p>[This bill would provide moderate tenant protections.]</p> <ul style="list-style-type: none"> • Does not address No Cause Evictions. • Requires landlord to pay relocation assistance funds for no-cause evictions. • Landlord must give 30-day notice (unless local law requires a longer period). • Does not change statewide ban on local rent stabilization policies.
<p style="text-align: center;">HB 2001</p> <p>[This bill would provide moderate tenant protections.]</p> <ul style="list-style-type: none"> • Does not address No Cause Evictions. • Takes away the statewide ban on local rent stabilization policies. • Puts a temporary cap on rent increases statewide. Until January 2019, landlords would not be able to raise rents more than 5% each year. 	<p style="text-align: center;">HB 2003</p> <p>[This bill would provide the least comprehensive tenant protections.]</p> <ul style="list-style-type: none"> • Does not address No Cause Evictions. • Repeals the statewide ban on local rent stabilization policies.

2017 OREGON TENANT-RELATED BILLS

	HB 2004 ★	HB 2240	HB 2001	HB 2003
WHAT DOES THIS BILL SAY ABOUT NO CAUSE EVICTIONS?	Bans No Cause Evictions. Landlords would no longer be allowed to evict tenants for no reason.	Does not prohibit No Cause Evictions. Landlords could still evict tenants for no reason.	Does not prohibit No Cause Evictions. Landlords could still evict tenants for no reason.	Does not prohibit No Cause Evictions. Landlords could still evict tenants for no reason.
WHAT DOES THIS BILL SAY ABOUT LANDLORD-BASED REASONS FOR EVICTIONS AKA JUST CAUSE EVICTIONS?	Landlords could still evict a tenant for one of the following landlord-based reasons, sometimes called Just Cause Eviction: <ul style="list-style-type: none"> • Home will be repaired/renovated • Member of the landlord’s immediate family is moving in • Landlord is going to use the home for a non-residential use (e.g., an office space) • Home will be demolished • Landlord has sold the home to someone who plans to live in it 	Landlords could still evict a tenant for one of the following landlord-based reasons, sometimes called a Just Cause Eviction: <ul style="list-style-type: none"> • Home will be repaired/renovated • Member of the landlord’s immediate family is moving in • Landlord is going to use the home for a non-residential use (e.g., an office space) • Home will be demolished • Landlord has sold the home to someone who will live in it 	Does not address Just Cause evictions.	Does not address Just Cause evictions.
WHAT DOES THIS BILL SAY ABOUT RELOCATION ASSISTANCE?	<ul style="list-style-type: none"> • If a landlord evicts a tenant for one of the landlord-based reasons listed above, they would have to pay the tenant “relocation assistance” to help with moving costs. • Relocation assistance would be equal to three times the tenants’ monthly rent. 	<ul style="list-style-type: none"> • If a landlord evicts a tenant through no fault of the tenant (a No Cause Eviction), the landlord would have to pay the tenant “relocation assistance” to help with moving costs. • Relocation assistance would be equal to three times the tenants’ monthly rent • If a landlord evicts a tenant for a landlord-based reason, they would NOT have to pay relocation assistance. 	Landlords would have to pay relocation assistance (three times the monthly rent) if they are raising rents more than 5% to pay for repairs/ renovations. Landlords generally would not be allowed to raise rents over 5%. Exceptions include if a local jurisdiction has a rent stabilization law allowing for it, or if landlords have a hardship.	Does not address relocation assistance.
WHAT DOES THIS BILL SAY ABOUT LEASE TERMS?	<ul style="list-style-type: none"> • Requires landlords to provide 90-day notice of eviction, regardless of the type of lease. • Requires landlords to offer tenants a lease renewal 90 days before the lease expires; if tenants do not renew the lease but decide to stay in the unit, they automatically become month-to-month tenants. 	Requires landlord to provide 90-day notice of eviction (unless local law requires a longer period) for No Cause Evictions and landlord-based evictions.	Does not address terms of lease.	Does not address terms of lease.
WHAT DOES THIS BILL SAY ABOUT RENT STABILIZATION?	<p>Takes away the statewide ban on rent control and stabilization, allowing cities to decide if they want to control how often and how much landlords can increase rents.</p> <p>★ This bill would provide the MOST comprehensive tenant protections. This is CAT and PTU’s preferred bill.</p>	Allows for state of emergency to be declared statewide.	<ul style="list-style-type: none"> • Takes away the statewide ban on rent stabilization, giving cities and counties across Oregon the opportunity to decide how to implement their own policies. • Any local rent stabilization laws would need to follow certain guidelines designed to protect landlords. • Puts a temporary cap on rent increases statewide. Until January 2019, landlords would not be able to raise rents more than 5% each year. • Allows for state of emergency to be declared statewide 	Takes away the statewide ban on rent stabilization, giving cities and counties across Oregon the opportunity to decide how to best implement a policy that works for them