



SENATE MAJORITY OFFICE

Oregon State Legislature
State Capitol
Salem, OR

NEWS RELEASE

March 2, 2016

CONTACT: Rick Osborn (503) 986-1074
rick.osborn@state.or.us

Senate Democrats pass tenant protections for Oregon renters

HB 4143 prohibits rent increases during first year of tenancy

SALEM – The Oregon Senate today passed legislation that will help protect renters with month-to-month tenancies.

House Bill 4143 – which passed the Senate by a 16-9 vote – prohibits landlords from increasing rent during the first year of occupancy and requires landlords to give at least 90 days' notice before increasing rent after the first year of tenancy for month-to-month tenants.

“This bill has some common-sense amendments to landlord and tenant laws,” said Sen. Michael Dembrow (D-Portland), who carried the bill. “It gives renters more time to adjust to the higher rent. This is coming in light of a number of challenges renters are facing, as rents are going up precipitously. This is a common sense bill that will make a big difference for a lot of Oregonians.”

Approximately 40 percent of Oregonians are renters. In today's tight rental market, renters face a real threat of homelessness if they can't afford a sudden unexpected increase in their monthly housing costs. By stabilizing rent within the first year of a tenancy and providing more notice for tenants in month-to-month rental agreements prior to rent increases, House Bill 4143 will allow individuals and families reasonable time to plan around their housing expenses.

House Bill 4143 also includes some minor changes to increase the allowable fine amount — from \$50 to \$250 — for violations of a non-smoking provision of a rental agreement and makes a technical fix to statute related to emergency exits from bedrooms. This bill comes as the result of thoughtful negotiations between landlord and tenant advocacy groups.

The bill now goes to Gov. Kate Brown for signature.

###