



SENATE MAJORITY OFFICE

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Bill gives manufactured and floating home owners more notice time before potential evictions

SB 277 extends notification of lease termination from 30 to 60 days

SALEM – The Oregon Senate passed a bill today that would give owners of manufactured or floating homes more time to correct any issues that could lead to their eviction and removal of their homes.

Senate Bill 277 – which passed the Senate on a 29-0 vote – requires that a landlord who leases space to someone who owns a manufactured home or floating home gives 60 days’ notice before terminating the rental agreement. It also requires the landlord to include the specific disrepair or deterioration that is causing the eviction, as well as the specific repairs required to remedy the situation.

“Manufactured and floating homes present a unique situation, because the tenant owns the home, but not the land where it’s located,” said Sen. Arnie Roblan (D-Coos Bay), who carried the bill. “This gives these homeowners a longer period of time to address any issues to their homes that may be grounds for them to be evicted from the property. Affordable housing is an issue all over the state; it’s not just a rural or urban problem. This is a way to help more Oregonians stay in their homes, while still addressing the landlords’ concerns where there are issues.”

Rentals for marinas and manufactured home parks are unique from many other landlord-tenant relationships because the home is owned by the tenant. The tenant pays rent on the dock space or park space on which the home is placed. This bill allows tenants a better

opportunity to fix any issues that might lead to eviction and avoid the stressful and sometimes costly endeavor of moving a home from its current location.

Oregon law currently permits a 30-day notice when a landlord terminates a rental agreement with a tenant in these situations. SB 277 doubles that time frame. Written notices of termination are required to include the following information:

- A description of the causes for termination;
- What the tenant needs to do to avoid termination of the rental;
- The process for informing the landlord of the completed work to correct the issue; and
- Information about the tenant's right to request an extension to make corrections.

Unless the termination is caused by imminent risk of serious harm, landlords must grant a 60-day extension when weather prevents completion of work, or if work cannot be finished reasonably in 30 days. Landlords are required to grant a six-month extension if they knew about the issues leading to termination for more than the preceding 12 months.

Senate Bill 277 now goes to the House of Representatives for consideration.

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