



SENATE MAJORITY OFFICE

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Oregon Senate Democrats Vote to Give Manufactured-Home Owners Some Relief from Rising Rents in Parks

House Bill 3054 protects Oregonians who can't easily move to get a better rate

SALEM, OR – About 40 percent of people who own a manufactured home don't own the land it sits on, leaving them vulnerable to the rent rising on spaces in manufactured home parks. Those households can get stuck in place while the rent squeezes their finances tighter and tighter, for moving a manufactured dwelling someplace else can be prohibitively expensive.

House Bill 3054, passed yesterday in the Oregon Senate, gives these homeowners some relief. Rents in all but the smallest parks for manufactured homes generally cannot rise more than six percent per year, according to the legislation.

"This is the one sector of the rental market where tenants are captive, because the cost of moving their home to another park can be as much as the value of their home," said **Senator Jeff Golden (D – Ashland)**, a chief cosponsor of the bill. "The big corporate investment firms, which are often legally required to maximize return to their shareholders, have capitalized on that by hiking rents as high as they possibly can. HB 3054 relieves what's become a crushing burden on too many of our seniors."

The measure does not apply to parks with 30 or fewer spaces and has exceptions for rent increased to finance repairing, replacing, and upgrading park infrastructure. For those projects, a community of residents can vote to approve an increase of up to 12 percent.

"Park tenants need to know how much it will cost to stay in their homes. Additional predictability and transparency in HB 3054 will help residents plan for the future," said **Rep. Pam Marsh (D – Ashland)**, chief sponsor of the bill in the Oregon House of Representatives, where the bill passed in April.

The measure passed the Oregon Senate in a vote of 17 to 10 and now goes to Governor Tina Kotek for her signature.

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