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Public Hearing before the Senate Committee on Housing and Development

April 17th, 2023

HB 2634A

Dear Chair Jama, Vice-Chair Anderson, and members of the committee,

On behalf of the Oregon Law Center (OLC), thank you for the opportunity to submit testimony regarding HB 2634A. The bill addresses three aspects of the Residential Landlord-Tenant Act related to RV parks in ways that will ease regulations for RV park owners, without negatively impacting tenants. OLC is neutral on the A-engrossed bill.

The Oregon Law Center (OLC) is a state-wide non-profit law firm whose mission is to achieve justice for low-income communities of Oregon by providing a full range of the highest quality civil legal services. Housing stability is one of the most important issues facing our client communities across the state. Many of our clients live in RV parks as their primary residences, and this is an important source of affordable housing in many communities.

As the bill was introduced, OLC had concerns about unintended negative impacts on tenant stability. We greatly appreciate that we had the opportunity to work with Representative Levy and the proponents, and together we worked out consensus language that you see before you as the A-engrossed version of the bill. The amended bill was supported unanimously by the House Committee and on the House Floor.

In brief, HB 2634A will amend Oregon residential landlord-tenant law regarding recreational vehicle tenancies to:

- 1) Clarify that under current law, RV tenancies do not qualify as manufactured dwelling park tenancies. Residents who own their homes and rent land in manufactured dwelling parks have greater protections than other tenants do. The bill does not change the law on this point, but clarifies so there is no confusion.
- 2) Provide that RV tenancies in RV parks are exempt from Oregon residential landlord/tenant law as vacation occupancies if they exist for 90 days or less and if the occupant has a principal residence elsewhere. Current law has a narrower exemption, providing that an occupancy is no longer a vacation occupancy if it lasts longer than 45 days.
 - a. The bill makes it easier, in the case of vacation occupancies, for park owners to rent space in the park for the entire summer without coming under the landlord-tenant act.
 - b. Note that this change does not harm tenants who live in RVs as their primary residence. Primary residences are not vacation occupancies, and are covered by the landlord-tenant act from day one.
- 3) Update and streamline the notice and disposal requirements for RV park landlords of abandoned RVs left in the park. This makes the process of disposing of abandoned RVs, after the appropriate notice and reclamation period, analogous to the current process for

abandoned motor vehicles and personal property. The bill preserves due process requirements for tenants but makes the process quicker and easier for park landlords.

In closing, HB 2634A makes reasonable changes to current law that will ease burdens for RV park owners, without negatively impacting tenants whose primary residences are in RV parks.

Thank you for the opportunity to submit testimony and for your service to Oregonians.