223

TEMPORARY EMERGENCY PERIOD MODIFICATIONS NOTICE

DATE: ___ ___ ___

TENANT NAME(S): _____

RENTAL ADDRESS: _____ UNIT# _____

CITY: _____ STATE: _____ ZIP: _____

Senate Bill 282 passed making temporary statute changes to Oregon Tenant Landlord law. The "Emergency Period" is defined as April 1, 2020 through June 30, 2021. The following modifications will expire on February 28, 2022, and as such shall be incorporated in the Rental Agreement:

1. Tenants are granted a grace period to repay any rent and utilities owed during the Emergency Period without penalties or late fees lasting until February 28, 2022.

2. Payments received from July 1, 2021 until February 28, 2022 by a tenant who owes charges that accrued during the Emergency Period ("covid charges") must be applied first to current rent before being applied to the outstanding covid charges.

3. Housing providers may not report tenant non-payment of rents accrued during the Emergency Period to consumer credit agencies.

4. Housing providers may not consider non-payment of rents during the Emergency Period when evaluating a rental application.

5. Housing providers are prohibited from imposing restrictions against tenants' guests and or temporary occupants based on the maximum duration of stay in a tenant's dwelling and enforcing lower maximum occupancies than those established by federal, state, or local laws.

6. Housing providers may require Temporary Occupancy Agreements to be signed by all guest and may screen guests using standard criteria, except for credit-related indicators.

Penalties allowed to tenants for housing providers' violations: damages of 3 months' rent along with actual damages and attorney fees, defense to eviction for housing providers' failure to comply, ability to seek injunctive relief to regain possession of the premises, fines for retaliation increased from 2 months' rent to 3 months' rent or 3 times the actual damages incurred by tenant.

THIS IS AN IMPORTANT NOTICE ABOUT YOUR RIGHTS TO PROTECTION AGAINST EVICTION FOR NON PAYMENT

For information in Spanish, Korean, Russian, Vietnamese, or Chinese, go to the judicial Department website at www.courts.oregon.gov.

Until February 28, 2022, if you give your landlord documentation that you have applied for rental assistance at or before your first appearance in court, you may be temporarily protected from eviction for nonpayment. Documentation may be made by any reasonable method, including by sending a copy or photograph of the documentation by electronic mail or text message. "Documentation" includes electronic mail, a screenshot or other written or electronic documentation verifying the submission of an application for rental assistance. To apply for rental assistance go to:www.oregonrentalassistance.org, or dial 211 or go to www.211info.org. To find free legal assistance for low-income Oregonians, go to www.oregonlawhelp.org

X_____

Landlord/Owner/Agent Date

_____

Landlord/Owner/Agent's telephone

_____

Landlord/Owner/Agent's address

Copied to: _____

EQUAL HOUSING OPPORTUNITY

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