

IMPACT STATEMENT

Legislation title: Add City Code Chapter 30.01.087 to include renter protections in the form of security deposit regulations. (Ordinance)

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Purpose of proposed legislation and background information:

This new tenant protection code provides more refined regulations for landlords and tenants to decrease contractual conflicts and to ensure fair application of tenant deposits given in contemplation of a service. The new code does several things:

- Sets a cap on amount of deposit that can be charged.
- Defines “wear and tear” and limits charges to only damage that exceeds the definition.
- Requires a depreciation model be applied when deciding charges for damage.
- Defines how and when to conduct “condition reports”.
- Requires deposits be put into accounts separate from operating funds.
- Requires notices of rights and rental information be provided to tenants

The policy is intended to take effect after a 6-month delayed implementation plan.

Financial and budgetary impacts:

This legislation would require additional funding the Portland Housing Bureau to create the forms and delayed implementation plan. PHB also estimates need for additional ongoing staffing in their Rental Services Office to assist landlords and tenants in understanding and following the new law.

Community impacts and community involvement:

This legislation creates significant impact on both the housing provider market as well as on tenants. There have been well over 100 hours dedicated to workshopping this legislation with landlords, affordable housing providers, resource providers, tenant advocates, legal advocates, and other market players.

It has also been presented to several city commissions including the Human Rights Commission, the Portland Commission on Disability, New Portlanders Commission, the Fair Housing Commission, the Relocation Technical Advisory Committee, and the Rental Services Commission.

100% Renewable Goal:

N/A

Budgetary Impact Worksheet

Does this action change appropriations?

YES: Please complete the information below.

NO: Skip this section

Fund	Fund Center	Commitment Item	Functional Area	Funded Program	Grant	Sponsored Program	Amount