



March 2016

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**NEW FEATURES**

- Do You Know?* We'll be combing the world of rental housing to find interesting tidbits and information to surprise you.
- News Around Oregon* – We're gathering news from around Oregon. What's happening in LaGrande is just as important as what's happening in Portland, or Medford.
- National Housing Headlines* – We'll report on rental housing trends across the nation.
- Housing Links* – Want more information? Need contact numbers? Who, what, where and when? Check out these helpful links to sites that can help you.



**PRESIDENT'S MESSAGE**

By **Terry Turner**, ORHA President

Springtime always brings many changes. This year, March is bringing us changes to Oregon's Landlord/Tenant Law. Many of you called, emailed and wrote letters to legislators regarding HB 4143. We're happy that we were able to defeat most of the proposals in the original bill. The new law requires rental owners to wait one year to increase rent and

we must give a 90 day notice of rent increase. The law also finally gives us a reasonable non-compliance fee for smoking in a non-smoking unit or area. The great news is that the fee goes up from \$50 to \$250 and reflects the true cost that smoking can cause in rental properties. (See Jim Straub's article in this newsletter for more details on how the new law affects rental owners.)



**END OF SESSION LEGISLATIVE UPDATE:  
Let Me Give You the History of this  
Very Unusual Legislative Session of 2016**

By **Jim Straub**, ORHA Legislative Director

As most of you know, several bills just passed the Oregon Legislature that affect our industry. The most substantial one is House Bill (HB) 4143 and its proposed changes to Oregon landlord tenant law. (Many of these changes were originally introduced in HB 4001, but were subsequently combined with HB 4143.) Our interpretation of the bill language is that HB 4143 will become effective when the Governor signs it,

but the bill does allow 30 days after the effective date for the rent increase portions of the bill to go into effect. You can find the full text of the bill online at <https://olis.leg.state.or.us/liz/2016R1/Downloads/MeasureDocument/HB4143>. For updates about when the Governor signs this bill (we expect this any time now), check the Oregon Rental Housing Association's website at <http://www.oregonrentalhousing.com>.

*Continued on page 2*

OREGON RENTAL HOUSING ASSOCIATION  
**Board Meeting Schedule**  
 March 19, 2016 - Salem  
 May 21, 2016 - Klamath Falls  
 July 16, 2016 - Springfield

## End of Session Legislative Update . . . continued from page 1

First, I'll itemize what portions of these two bills we defeated for this legislative session (although we do expect tenant advocates to reintroduce these issues in the 2017 legislative session):

- Restrictions on no-cause notices were completely removed from the bill, so the bill contains absolutely no restrictions on the use of no-cause notices
- Tenant relocation assistance from landlords is out
- The presumption of landlord retaliation in the event that a notice is given within six months of a repair request is out
- Penalties of up to three months' rent against landlords who don't follow the law on rent increases is out
- Penalties of up to three months' rent against landlords who don't follow the law on notice of termination is out

Removing these items from the bill is a huge victory for landlords. In addition to the above, we were able to introduce the following language into the bill to benefit landlords:

- The non-compliance fee for tenants smoking in a designated non-smoking unit or area will increase from \$50 to \$250
- There is a fix to last year's law requiring proper safety egress from dwelling units. An unintended consequence to last year's law change meant that some landlords' properties (especially basement dwelling units or high-rise buildings) didn't comply with the new law and might require expensive remodeling. The new changes will specify that the dwelling units comply with current law as long as the "routes of exit conform to applicable law in effect at the time of occupancy of the building or in effect after a renovation or change of use of the building, whichever is later."

The bill will include the following two items for tenants:

- For month-to-month tenancies, no rent increases for the first year *(If you want to increase the rent during the first year of tenancy, you can still do a fixed-term lease of less than one year and raise the rent upon lease renewal. For example, if you rented your unit at an inopportune time of the year, say January, and anticipate needing to raise the rent in June when the rental climate is more favorable, you could simply sign a six month fixed-term lease in January and raise the rent in June, upon lease renewal.)*
- Rent increases require a 90 day written notice after the first year (if at least one of the tenants has resided in the rental for one year or more)

Another bill moved forward with ORHA support, as well as support from the Home Builders Association and the Oregon Association of Realtors, is Senate Bill 1533 – inclusionary zoning. Inclusionary zoning is not rent control, but grants certain benefits to builders and developers (low or no cost permits and developer fees, tax breaks, etc.) in exchange for setting aside a certain portion of a development for affordable

housing. The bill will allow a city or county, if the local area believes there is enough need to implement it, to provide concessions to new developments only which contain at least 20 units. The city or county may not require more than 20% of a development be affordable. You can find the full text of the bill online at <https://olis.leg.state.or.us/liz/2016R1/Downloads/MeasureDocument/SB1533>.

Another bill, HB 4125, which would have required mandatory well water testing by landlords, died in committee. We do expect it to return in the 2017 legislative session.

It was the concerted outreach efforts of our entire ORHA organization and the tireless efforts of our lobbyist Shawn Miller which put us in a strong position to negotiate with the powerful legislators who were advocating for the original items introduced to the bill. We were able to overcome the odds – at a time when the majority in the House was pushing hard for stronger tenant protections, our voices were heard loud and clear by the legislators. Thanks to all our members who took the time to communicate with their legislators. You made all the difference.

***As a postscript to this, Governor Brown signed HB-4131 on March 15th, 2016. All rental increases now require a 90 day notice.***

## IN LOVING MEMORY OF SUSAN F. STRAWN



Susan was a longtime supporter and volunteer at ORHA and COROA. She was at every State Board meeting for years and always attended COROA meetings. She was a past President of COROA and a past President of ORHA. She continued to serve Central Oregon ROA as a Board Member for more than 30 years.

Susan will be remembered for her cheerful, energetic and friendly spirit. She always had a kind word and a smile for everyone. She loved people and flowers and her family. She will be greatly missed.

## AROUND



Do You Want to Travel to One of Our Chapters for a Seminar? Here is the Class Schedule for March and April.

### Central OR ROA - Bend

COROA@541MediaLLC.com

**April 21, 2016 – 1 credit hour**

Assistance Animals

### Lane Co. ROA – Eugene

info@laneroa.com

**March 23, 2016 – 2 credit hours**

The Eviction Process

### Linn Benton RHA – Albany

lbrhaoregon@gmail.com

**March 17, 2016 – 4 credit hours**

Laws and Required Rules Course (LARRC)

### Portland Area ROA – Portland

www.portlandarearoa.com

**March 22, 2016 – 1 credit hour**

Maintenance (Part 2)

### Salem RHA – Salem

Contact@salemrha.com

**March 24, 2016 – 4 credit hours**

Fair Housing

### Southern OR RHA – Medford

Info@SOROA.net

**March 22, 2016 – 3 credit hours**

Intro to Landlord Tenant Law

### SW OR ROA – North Bend

coltercindy@gmail.com

**April 23, 2016 – 3 credit hours**

Landlording 102

## DO YOU KNOW

### What is WildApricot?



Salem RHA has been using WildApricot for its membership management for two years now.

We used to have an Excel spreadsheet but I was the only person with access to it since it was on my computer. Renewals every month were time consuming (printing renewal lists, print labels, stuff envelopes etc.) and even though we had most members' email addresses there was no easy way of communicating since we didn't have a volunteer who was willing to feed all this data into a webmail server and keep it updated. When Kim Elliott, President of Klamath ROA, introduced us to WildApricot at one of the ORHA board meetings we decided to switch. Yes, there is a monthly charge but in the past we had to pay a webmaster to keep our website updated, which was time consuming and expensive. By switching to WildApricot we not only got a website we could manage ourselves but also a membership-management software. The switch from Excel to WildApricot was not too difficult since our database could be imported into the new system. With Kim's help we were able to notify all of our members of the switch and remind them of the upcoming seminar. The attendance doubled. Over the last two years we have seen a significant increase in our membership, renewals, and seminar registrations. Our site looks professional and now several board members access the site to verify membership when they answer the helpline. Renewals are a breeze once the reminders are set in the system. They go out automatically and members have the option to pay online or mail a check.

The biggest advantage of having this software is the improved communication with our members. This became clear during this last legislative session. Several of the local associations and ORHA are now using WildApricot. This allows us to immediately email out updates and calls for actions. Many legislators were overwhelmed with emails, phone calls, and letters from our members statewide about the proposed bills. Due to this tremendous grassroots effort ORHA was able to deflect the worst.

To have a website is crucial to attract new members but if you don't have the tool to service your membership a website just looks nice. Salem RHA can't afford not to have WildApricot. If you need more information, please, email me at [contact@salemrha.com](mailto:contact@salemrha.com) or visit our website at [www.salemrha.com](http://www.salemrha.com).

*Sibylle Beck, President of Salem RHA (and webmaster?)*

# National Housing Headlines

## 7 TAX TIPS FOR LANDLORDS

Source [rentprep.com](http://rentprep.com)

One of the best reasons to be a landlord is because the current tax system makes investment properties definitely worthwhile. When landlords understand how to properly file taxes on their rental properties, they can get quite a few tax breaks, reducing the total amount owed to the Internal Revenue Service. Whether you own one rental property or several, it's good to know that the current system really does treat landlord well.

**Here are 7 tax tips for landlords that will ensure that you get as many deduction as possible:**

### 1. Repairs

Any repairs that you make to your rental property are tax deductible, so make sure you keep every receipt related to fixing up your investment. From a new dishwasher to a can of touch-up paint, every purchase for the rental can count. If you have multiple units, make sure to distinguish what receipt aligns with which property sooner rather than later before your memory fails you.

### 2. Legal Costs

A good attorney is invaluable, but using his or her services can also help

you with your taxes. Any legal services rendered by an attorney are deductible, so keep copies of all billings, invoices and other expenses for tax time.

### 3. Professional Services

Just as repairs done by you are deductible, so are any services you contract out for. In other words, professional services and expenditures—from plumbers to painters to pest control—can all be tax deductible. Keep copies of all invoices and bills, and organize them by property.

### 4. Mortgage Interest

Just as when you own your primary residence, property owners can take the mortgage interest deduction on their taxes. Instead of trying to calculate it on your own, use the official statements from your mortgage company that provides the year-end totals.

### 5. Local and Long Distance Travel

Whether you live near or far from your rental properties, the cost of driving there can be deductible. Most landlords choose the standard mileage rate as outlined by the IRS, but if the distance requires an overnight stay,

the deductions can also include hotel, meals and even airfare, as long as you have the receipts to back it up.

### 6. Insurance Costs

Insurance premiums for your rental property are also deductible, including landlord liability, fire, theft and more. Not only does insurance bring peace of mind, it also reduces taxes for you.

### 7. Utilities

If you cover the utilities for any rental property, that amount can be deducted from your taxes. Be careful, however, because if you charge your tenant for those utility expenses, the cost is no longer deductible and that total amount actually counts as income on your taxes.

The keys to making sure that all your deductions and tax tips happen are that you keep good records, save receipts, take detailed notes, and always be honest. Of course, consult with a tax professional to ensure that all deductions are appropriate and done right. While most people dread tax time, landlords like you should have nothing to fear and every reason to relax about your real estate investment.



# oregonrentalhousing.com

## Officers 2015-2016

Terry Turner, *President*  
Erika Morris, *Vice President*  
Christian Bryant, *Secretary*  
Dennis Chappa, *Treasurer*  
Michael Steffen, *Past President*



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FROM THE EDITOR: The articles in this newsletter are intended to inform the membership and are not intended to convey legal, accounting or other advice. The articles are the opinions of the authors and are not necessarily the official positions and/or the views of Oregon Rental Housing Association. The editor and ORHA assumes no liability for loss or damage as a result of reliance on the material provided in this Newsletter. Appropriate legal, accounting or other expert assistance should be sought from competent professionals.

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Jim Straub, Legislative Director | [legislative@oregonrentalhousing.com](mailto:legislative@oregonrentalhousing.com)

Links

<https://www.landlordology.com/rules-of-property-management/>

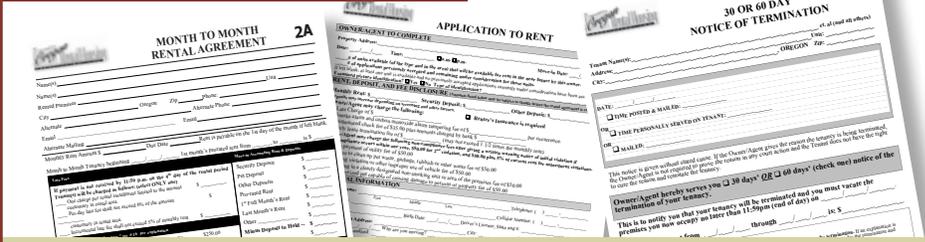
<http://www.prorestoration.com/as-a-landlord-how-can-i-protect-myself-from-tenants-growing-marijuana/>

[http://www.oregonlive.com/marijuana/index.ssf/2016/03/two\\_marijuana\\_bills\\_signed\\_by.html#incart\\_most-commented\\_pacific-northwest-news\\_article](http://www.oregonlive.com/marijuana/index.ssf/2016/03/two_marijuana_bills_signed_by.html#incart_most-commented_pacific-northwest-news_article)

<http://www.rentprep.com/property-management/9-tips-to-boost-landlord-productivity/>

<http://www.rentprep.com/evictions/5-smart-things-landlords-eviction-process/>

FORMS HIGHLIGHT:



ORHA Forms are Available Online!

Oregon Rental Housing Forms are just a click away!

- 1 [www.oregonrentalhousing.com](http://www.oregonrentalhousing.com)
- 2 Click (top right): "Click to Get ORHA Forms Online"
- 3 Input your local association code in the field labeled "Enter Your Member ID" to receive ORHA forms 1/2 PRICE
- 4 Choose a form
- 5 Click on the form
- 6 Input your information
- 7 Click "Generate PDF"
- 8 Click "Check Out" – This will direct you to PayPal
- 9 Follow payment directions. Once complete, PayPal will return to the ORHA Forms page to "Print Link." This link will also be sent to your email address.

Need Tenant Screening or Legal Services?



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541-548-7368

Sharrol  
Lyons

can assist you with  
all your needs

[www.NWTenantScreening.com](http://www.NWTenantScreening.com)  
[www.CascadeProcessServices.com](http://www.CascadeProcessServices.com)