MANUFACTURED DWELLING PARK CLOSURE RULES

1) The landlord of a park may terminate a month to month or fixed term rental agreement for a manufactured dwelling park space by:
   A) Providing the tenants with a 365 day notice which shall state; at a minimum:
      a) That the landlord is closing the park, or a portion of the park, and converting the land to a different use;
      b) Designate the date of closure; and
      c) Include the tax credit notice:
         (1) Stating the eligibility requirements for the credit;
         (2) Information on how to apply for the credit;
         (3) Any other information required by the Office of Manufactured Dwelling Park Community Relations; and
         (4) State that the closure may allow the taxpayer to appeal the property tax assessment on the manufactured dwelling.

2) Paying the tenant for each space one of the following amounts
   A) $5,000 if the manufactured dwelling is a single wide;
   B) $7,000 if the manufactured dwelling is a double wide; or
   C) $9,000 if the manufactured dwelling is a triple wide.

   The landlord shall pay at least one-half of the payment amount to the tenant within seven days after receiving from the tenant the following notice:
   (1) The tenant gives the landlord not less than 30 days' and not more than 60 days' written notice of the date within the 365-day period on which the tenant will cease tenancy, whether by relocation or abandonment of the manufactured dwelling.
   (2) The landlord is not required to pay the tenants the amounts under A, B, and C unless the tenant gives the landlord the notice as described under (1).
   (3) The landlord must pay the tenant the full amount regardless of whether the tenant relocates or abandons the manufactured dwelling.

3) If the manufactured dwelling is abandoned;
   A) The landlord may condition the payment required under 2 upon the tenant waiving any right to receive payment under ORS 90.425 (abandonment) or ORS 90.675 (ownership change).
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4) The landlord may not charge the tenant to store, sell or dispose of the abandoned manufactured dwelling.

5) The landlord may not charge a tenant any penalty, fee or unaccrued rent for moving out of the manufactured dwelling park prior to the end of the 365 day notice period.

6) A landlord may charge a tenant for rent for any period during which the tenant occupies the space and may deduct from the payment amount required under 2 any unpaid moneys owed by the tenant to the landlord.

7) The landlord may not increase the rent for a manufactured dwelling park space after giving a notice of termination to the tenant of the space.

8) The landlord is not limited by the closure notice to his right to terminate a tenancy for non payment of rent or for other causes provided by statute.

9) Closure of the park may allow the tenant to appeal the property tax assessment on the manufactured home.

10) The tenant may be eligible for a tax credit of up to $5,000 if the tenancy in a manufactured dwelling park ended in a tax year that begins on or after January 1, 2007, and before January, 2013. To be eligible the tenant must meet all of the following requirements:
A) Own the manufactured home;
B) Rent space in a manufactured dwelling park that is closing;
C) Occupy the manufactured dwelling home as the principal residence;
D) Receive notice that the park is closing; and
E) Move out (and all members of the household) of the mobile home park on or after January 1, 2007 because of the park closure notice.