

Notice

Closure of Manufactured Dwelling Park Required by Exercise of Eminent Domain Or by Order of Federal, State or Local Agency

Date of Mailing:

Resident name or names:

Street address of resident:

Park address of resident, if different:

Dear Resident:

As Landlord of _____ (“the Park”), we are required to [close the Park] [close the portion of the Park] in which the site of your manufactured dwelling is located because of the exercise of eminent domain or an order of a federal, state or local government agency. This notice serves as notice of the termination of your tenancy.

Please read the following information. It is provided to you in accordance with Oregon law.

1. Closure date: The park will close on (date)_____.

2. Name, address of landlord or representative agent of landlord and other information for contact and communications:

Name: _____

Street Address: _____

City, state and ZIP: _____

Telephone number: _____

Website address: _____

Email address: _____

3. Actions that may affect tenants: The landlord plans to engage in actions and activities that may affect the tenants of the Park, including but not limited to testing, surveying and other work on the property.

4. Your eligibility for a tax credit: You may be eligible for a tax credit of \$5,000 under state law. Please review the notice of tax credit included with this notice.

5. Appeal of property tax assessment: Closure of the Park may allow you to appeal the property tax assessment on your manufactured dwelling.

6. Government relocation benefits: The following government relocation benefits are known to the landlord to be available for tenants: _____

_____.

A copy of the applicable federal, state or local law is attached to this notice.

7. Applicable statute and administrative rules: Copies of the applicable state statute ORS 90.645 and administrative rules OAR 813-008-xxx to 813-008-xxx are included with this notice. Applicable definitions for these laws are found in ORS 90.100, and are as follows:

a. "Landlord" means the owner, lessor or sublessor of the dwelling unit or the building or premises of which it is a part. "Landlord" includes a person who is authorized by the owner, lessor or sublessor to manage the premises or to enter into a rental agreement.

b. "Manufactured dwelling" means a residential trailer, a mobile home or a manufactured home as those terms are defined in ORS 446.003. "Manufactured dwelling" includes an accessory building or structure. "Manufactured dwelling" does not include a recreational vehicle.

c. "Manufactured dwelling park" means a place where four or more manufactured dwellings are located, the primary purpose of which is to rent space or keep space for rent to any person for a charge or fee.

d. "Month to month tenancy" means a tenancy that automatically renews and continues for successive monthly periods on the same terms and conditions originally agreed to, or as revised by the parties, until terminated by one or both of the parties.

e. "Rental agreement" means all agreements, written or oral, and valid rules and regulations adopted under ORS 90.262 or 90.510 (6) embodying the terms and conditions concerning the use and occupancy of a dwelling unit and premises. "Rental agreement" includes a lease. A rental agreement shall be either a week-to-week tenancy, month-to-month tenancy or fixed term tenancy.

f. "Tenant," for purposes of ORS 90.505 to 90.840, means only a person who owns and occupies as a residence a manufactured dwelling or a floating home in a facility and persons residing with that tenant under the terms of the rental agreement.

8. Applicable city or county laws: An ordinance, rule or other local law adopted by a local government before July 1, 2007, or amended before January 1, 2010, that regulates manufactured dwelling park closures or partial closures may offer you greater rights and

protections than are afforded by state law. If such a local law applies, this notice must describe the additional rights and protections and include a copy of the applicable law.
