

Tenant Education Information

City of Eugene



Introduction

[City of Eugene Ordinance 20670](#) requires that landlords provide a copy of this document to each tenant who is a party to the rental agreement at the time a rental agreement is executed.

Rights and Obligations of Landlords & Tenants Related to Termination of Tenancy

[Oregon Senate Bill \(SB\) 608](#) says tenants cannot be evicted without cause after they have lived in a dwelling for more than one year, except for the following circumstances:

- If the landlord lives on the property, and the property only has two dwelling units, the landlord may issue a no-cause eviction at any time.
- If the landlord intends to demolish the unit or convert it to a non-residential use.
- If the landlord intends to make repairs or renovate the unit in ways that will render it unsafe to live in.
- If the landlord or an immediate member of their family intends to move in, and they do not have any comparable units available in the same property.
- If the landlord has already sold the unit to someone and the new owner intends to move in.

If the landlord evicts a tenant because of one of the reasons above, the landlord must give the tenant 90 days notice.

Learn more at: www.oregonhousingalliance.org

The City of Eugene Rental Housing Code covers habitability standards for rental properties.

The 10 areas covered include:

- **Heating:** There must be a permanently installed heating source able to provide a room temperature of 68°F. Heating devices must conform to applicable laws, and fuel-burning appliances must be properly ventilated.
- **Smoke Detection:** Each unit must have an approved and working smoke alarm or smoke detector installed and maintained in accordance with the state building code.
- **Security:** Doors and windows must be equipped with working locks.
- **Structural Integrity:** Roof, floors, walls, foundations and all other structural components must meet the building code.
- **Weatherproofing:** Roof, exterior walls, windows and doors must prevent water leakage into living areas; repairs must be permanent and use accepted construction methods.
- **Plumbing:** Systems must be in a safe and sanitary condition, free of defects, leaks and obstructions; repairs must be permanent, and use accepted plumbing methods.
- **Electrical:** Electrical systems shall be in good working order and conform to applicable law at the time of installation. Repairs must be permanent and through generally accepted electrical methods.
- **Appliances:** All appliances that are furnished by the landlord must be in good working order and shall be maintained by the landlord.
- **Carbon Monoxide:** Each unit containing or connected to a carbon monoxide source must have an approved and working carbon monoxide alarm.
- **Rats:** Every dwelling unit must be maintained free of rats.

The Rental Housing Code also requires the following:

- **Move-In Documentation of Unit Condition:** Landlords must provide the tenant with written and photo/video documentation of the condition of the unit before the tenant moves in. The landlord must receive written confirmation from the tenant that they have received the documentation. The landlord may provide a physical or electronic copy of this documentation.
 - Photos/Videos: Before the tenant moves in, the landlord must take photos or videos of the unit in the 30 days before move-in. Photos and/or videos must include:
 - Each wall, ceiling and floor in each room.
 - Inside and outside of each appliance.
 - Any exterior components of the unit that the tenant is responsible for maintaining.
 - Written documentation describing condition of floors, walls, windows, ceilings, fixtures, cabinets, locks, smoke detectors, and appliances. Landlords may choose to document using a form the city provides at eugenerentalcode.org.
- **Move-Out Documentation of Unit Condition:** Within **31 days** after the tenancy terminates, if a landlord does not fully refund a security deposit, the landlord must provide:
 - Photos and/or videos of the condition that the landlord believes justifies the refusal to refund the full security deposit. The photos and/or videos must be taken within 31 days of move-out.
 - Written statement describing the condition that the landlord believes justifies the refusal to refund the deposit.
- **References:** Landlords must provide a reference for tenants within 5 days of a written request from tenants using the City of Eugene's Tenant Reference Form found at eugenerentalcode.org. Landlords must provide references up to twice per calendar year per tenant.
- **Tenant Education:** Landlords must provide this form, Tenant Education Information, to tenants when a rental agreement is executed. This form must include:
 - Rights and obligations of landlords related to termination of tenancy.
 - Information about the requirements of the City Rental Housing Code.

Complaints Regarding Rental Housing Code:

How to File a Complaint

To file a complaint related to the Rental Housing Code: Send a written notice to the owner or the property manager. It is recommended that you keep a copy for your records. Allow 10 days for the owner or property manager to respond (48 hours for essential services and screening charges). If there is no response, you can submit a complaint to the City online at eugenerentalcode.org. Complaint investigations will begin only after the steps above have been complete.

Additional Resources:

- General housing and shelter resources: Call 211 or visit 211info.org
- Information on landlord-tenant laws: oregonlawhelp.org/resource/landlord-tenant-law-in-oregon
- Legal resources related to housing issues: oregonlawhelp.org/issues/housing
- Information about fair housing: fhco.org
- Statewide nonprofit organization for legal help, Legal Aid Services of Oregon: lasoregon.org
- Free legal help from Oregon Law Center: oregonlawcenter.org
- Free rental housing help: springfieldeugenetenantassociation.com, 541-972-3715
- Information about the City of Eugene Rental Housing Code: eugenerentalcode.org

