

Under Senate Bill 611, there are new statewide protections on rent increases for renters effective July 6th, 2023.

- According to the new law, the maximum annual rent increase percentage is the **LESSER** of:
 - Ten percent; OR
 - Seven percent plus the annual 12-month average inflation rate (CPI)*.
- *The CPI is usually released in September every year.*

What You Need to Know

Landlords may not increase the rent more than once during any 12-month period other than with week-to-week tenancies.

The new law applies to all rent increase notices delivered on or after July 6, 2023. The landlord cannot raise the rent until the end of the lease.

If your landlord doesn't follow the law, you may be able to delay or avoid having your rent go up. These rules apply to all kinds of tenancies in Oregon, including tenancies for manufactured homes, RVs, or floating homes.

General Information	<p>Exemptions: Landlords can raise the rent in any amount if you're renting a place with a certificate of occupancy less than 15 years old, or if you live in subsidized housing.</p> <p>Actions: If the landlord raises your rent higher than the percent allowed, you may be able to sue your landlord for three months' rent plus the extra rent that you had to pay.</p> <ul style="list-style-type: none"> ◦ This only applies if the landlord raises your rent and you pay the new amount or the landlord demands that you pay the new rent.
Rent Increase Notices	<p>Any time a landlord wants to raise the rent, they must tell the renter in writing on a piece of paper.</p> <p>Rent Increase Notices must include all of the following:</p> <ul style="list-style-type: none"> • Rent Increase Amount: how much extra rent will your landlord charge? • New Rent Amount: how much will your rent go up? • Rent Increase Date: The date must be at least 90 days after the date of the notice. If the notice says that the landlord is allowed to raise the rent more than the amount allowed by SB611, then it needs to explain why the limit does not apply. <p>Rules on how rent increases can be delivered:</p> <ul style="list-style-type: none"> • By personal delivery. If a landlord hands the renter the written notice. • By mail. A landlord is allowed to send a notice in the mail, but it has to be regular, first class mail. • By posting & mail. If rental agreement says that the landlord and the renter can both serve notices by posting and mailing, then the landlord can post the notice to your door, and send you a copy in the mail. They must do both!

**This is not legal advice*

About Community Alliance of Tenants: Formed in 1996, the Community Alliance of Tenants (CAT) is Oregon's only statewide, grassroots, tenant-controlled, tenant-rights organization. CAT educates, organizes and develops the leadership of low-income tenants. Community Alliance of Tenants is made up of two entities including Community Alliance of Tenants 501(c)3 and the CAT Action Fund 501(c)4.

Renters' Rights Hotline: 503-288-0130