

## CONDO Conversion

*Note: Information provided by the Community Alliance of Tenants is for general educational use only. It is not a substitute for the advice of an attorney.*

Under Oregon Law, landlords have certain obligations to their tenants when they are planning to convert rentals to condominiums.

- Notice must be given to tenants at least 120 days before a condo conversion will begin. The notice does not serve as an eviction; it is only to inform tenants of the conversion plan. (ORS 100.305)
- Tenants must be given first opportunity to purchase the unit they reside and at least 60 days to reject the offer. (ORS 100.310)
- Your landlord cannot show your unit to prospective buyers without your permission. (ORS 100.310)
- Construction may begin on common areas of the complex, but no work may be done within your unit during the 120-day period after you have been given the notice. (ORS 100.315)

Additionally, if you live in Portland, City Ordinance #150739 requires that developers pay for the moving expenses of low-income tenants. Contact Legal Aid with questions about this at 503.224.4086

It is not clear in the law whether or not landlords can issue no-cause termination notices within the 120-day notice period. If you receive a no-cause termination notice before the end of the 120-day notice period, or a 120-notice of condo conversion when you have more than 120 days left in your fixed-term lease, contact an attorney to discuss your situation.

While there is no clear enforcement of these obligations, you can work with a lawyer to protect your rights. It is important for policymakers to understand the impact condo conversions have on renters' lives. You can contact City Council members to tell them your story and ask them to address your concerns:

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