

## NOTICE ABOUT FILING FED (EVICTION) CASES

Senate Bill 278 became law on July 1, 2021, and prohibits the filing or continuation of certain nonpayment eviction cases for a set period of time. Senate Bill 282 became effective on May 19, 2021, and provides a grace period for payment of rent owed during a specified period of time.

### Senate Bill 278

- **If you file your complaint, your filing fee will not be refunded, even if it is dismissed by a judge.**
- **You should review the full bill to determine if it applies to the complaint you are filing.**  
Available at:  
<https://olis.oregonlegislature.gov/liz/2021R1/Downloads/MeasureDocument/SB278/Enrolled>
- **If a Tenant has applied for rent assistance and provides documentation of the application to the Landlord, the tenant may not be evicted for 60 days after the documentation is provided.**
  - Documentation must be from the rent assistance program provider
  - Documentation can be written or electronic (text message, email, etc)
  - Documentation may be provided at any time prior to or at first appearance
- **The court must dismiss a nonpayment eviction proceeding if the court determines:**
  - The tenant timely provided documentation of application for rent assistance
  - The landlord failed to give the tenant the required notice
  - The landlord refused to reasonably participate with a rent assistance program
  - The landlord received the rent owed under the notice
- **If a landlord violates certain sections of the new law, it is a defense to eviction and grounds for injunctive relief.**
- **Information about rent assistance and protection from eviction must be provided with any notice of termination for nonpayment and with any FED summons.**
- **If the documentation is provided to landlord after the start of an eviction case and the landlord provided the necessary notice, then the court will continue the first appearance for at least 60 days**
- **If you have questions, you may want to contact an attorney.**

## Senate Bill 282

- **If you file your complaint, your filing fee will not be refunded, even if it is dismissed by a judge.**
- **You should review the full bill to determine if it applies to the complaint you are filing.**  
Available at: <https://olis.oregonlegislature.gov/liz/2021R1/Downloads/MeasureDocument/SB0282/Enrolled>
- **There is a grace period for non-payment of rent owed from April 1, 2020 through June 30, 2021. Tenants cannot be evicted or sued for nonpayment of this back-due rent until March 1, 2022. This protection is automatic, and no declaration is required.**
- **All nonpayment termination notices for rent owing after July 1, 2021, must provide 10 days' notice and must provide information about the automatic grace period for back-due rent.**
- **If you have questions, you may want to contact an attorney.**

**THERE MAY ALSO BE ADDITIONAL FEDERAL, STATE and LOCAL LAWS, REGULATIONS and ORDERS WHICH LIMIT OR PROHIBIT THE FILING OF CERTAIN EVICTION CASES. This is a courtesy notice and is not a complete explanation of the new law. You may want to contact an attorney or search online for a more detailed explanation before you file your complaint.**