



OREGON JUDICIAL DEPARTMENT
Office of the State Court Administrator

July 1, 2026

MEMORANDUM

FROM: Danielle Ramos, Legal Policy Advisor, Civil Law
Oregon Judicial Department

Sam Dupree, Senior Assistant General Counsel
Oregon Judicial Department

RE: Effective **August 1, 2026**, New Provisions in UTCR Chapter 18 and New
Forms Required in Landlord Tenant FED Cases

Chief Justice Flynn has approved [Uniform Trial Court Rules](#) (UTCR) changes that will take effect on **August 1, 2026**. These new rules establish uniform requirements for FED complaints, orders, and judgments. Standardizing these filings will ensure they contain the information necessary to support automated identification of cases eligible for sealing under ORS 105.164.

The new rules in UTCR Chapter 18 (Forcible Entry and Detainer Actions) establish requirements for attorney-drafted complaints and proposed judgments to ensure that they conform with OJD forms. The updated OJD forms are attached for your convenience.

New requirements

1. **Complaint form:** Per UTCR 18.020, the case caption must include a check box indicating whether the case is subject to the Residential Landlord Tenant Act (ORC chapter 90). Per UTCR 18.030, the [complaint form](#) must be in substantially the form provided by the Oregon Judicial Department, which is available in the [OJD Forms Center](#).
2. **Order or judgment form:** Per UTCR 18.040(1), an order or judgment must include a finding as to whether the action is subject to ORS chapter 90.
3. **Order or judgment form:** Per UTCR 18.040(2), if there are multiple defendants named in an action, an order or judgment must clearly indicate the outcome as to each defendant.

4. **Judgment form:** Per UTCR 18.040(3), the [judgment form](#) must be in substantially the form provided by the Oregon Judicial Department, which is available in the [OJD Forms Center](#).

The new judgment form contains a checkbox for the court to record a finding as to whether the case is subject to the Oregon Residential Landlord/Tenant Act. This finding is necessary to aid in proper case type coding so that the court can later assess whether a case is eligible for sealing based on the criteria in ORS 105.164(1).

Please reach out to us if you have any questions:

- Danielle Ramos: (971) 373-3174; Danielle.B.Ramos@ojd.state.or.us