

Oregon

Landlord-Tenant Compliance Guide

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■■ IMPORTANT LEGAL DISCLAIMER

This guide provides a summary of key compliance requirements for residential landlord-tenant relationships in Oregon. It is not legal advice and should not be relied upon as a substitute for consultation with a qualified attorney. Laws change frequently; always verify current requirements with official state sources or legal counsel. enCompliance.com provides this information as-is and makes no warranties regarding accuracy or completeness.

■ Severity Indicators:

- **Critical** - Must comply (legal requirement)
- **Important** - Should follow (best practice)
- **Standard** - Good to know (general info)

■ This guide covers 103 compliance requirements across 13 categories

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1. ACCESS & ENTRY

● **1. Entry Notice Requirements (ORS 90.322)**

■ *Legal Reference:* [ORS 90.322](#) (click to view statute)

● **2. Permissible Entry Reasons (ORS 90.322(1))**

■ *Legal Reference:* [ORS 90.322\(1\)](#) (click to view statute)

● **3. Emergency Entry (ORS 90.322(1)(b))**

■ *Legal Reference:* [ORS 90.322\(1\)\(b\)](#) (click to view statute)

● **4. Tenant-Requested Entry (ORS 90.322(1)(c))**

■ *Legal Reference:* [ORS 90.322\(1\)\(c\)](#) (click to view statute)

● **5. Lockout Prohibition (ORS 90.375)**

■ *Legal Reference:* [ORS 90.375](#) (click to view statute)

2. CORE LEASE REQUIREMENTS

● **1. Lease Formation & Disclosures (ORS 90.220)**

■ *Legal Reference:* [ORS 90.220](#) (click to view statute)

● **2. Written Lease Requirements (ORS 90.220)**

■ *Legal Reference:* [ORS 90.220](#) (click to view statute)

● **3. Lease Language Requirements (ORS 90.245)**

■ *Legal Reference:* [ORS 90.245](#) (click to view statute)

● **4. Lease Addendums (Various ORS 90 sections)**

■ *Legal Reference:* [Various ORS 90 sections](#) (click to view statute)

● **5. Lease Renewal (ORS 90.220, 90.427)**

■ *Legal Reference:* [ORS 90.220, 90.427](#) (click to view statute)

● **6. Lease Termination (ORS 90.427)**

■ *Legal Reference:* [ORS 90.427](#) (click to view statute)

● **7. Early Termination (ORS 90.453, 90.475, 90.472)**

■ *Legal Reference:* [ORS 90.453, 90.475, 90.472](#) (click to view statute)

3. EVICTION PROCEDURES

- 1. For-Cause Eviction (ORS 90.392)
■ Legal Reference: [ORS 90.392](#) (click to view statute)
- 2. Non-Payment Eviction (ORS 90.394, 90.395)
■ Legal Reference: [ORS 90.394, 90.395](#) (click to view statute)
- 3. No-Cause Eviction (ORS 90.427)
■ Legal Reference: [ORS 90.427](#) (click to view statute)
- 4. Eviction Notice Delivery (ORS 90.155)
■ Legal Reference: [ORS 90.155](#) (click to view statute)
- 5. Eviction Court Procedures (ORS 105.105-105.168)
■ Legal Reference: [ORS 105.105-105.168](#) (click to view statute)
- 6. Eviction Defenses (Various ORS 90 sections)
■ Legal Reference: [Various ORS 90 sections](#) (click to view statute)
- 7. Eviction Records/Sealing (ORS 105.168)
■ Legal Reference: [ORS 105.168](#) (click to view statute)

4. FINANCIAL & ACCOUNTING

- 1. Trust Accounts (No specific statute for property managers)
■ Legal Reference: [No specific statute for property managers](#) (click to view statute)
- 2. Record Retention (Oregon Real Estate License Law (for brokers))
■ Legal Reference: [Oregon Real Estate License Law \(for brokers\)](#) (click to view statute)
- 3. Rent Payment Records (ORS 90.140)
■ Legal Reference: [ORS 90.140](#) (click to view statute)
- 4. Owner Distributions (General accounting practices)
■ Legal Reference: [General accounting practices](#)
- 5. Tax Reporting (Federal tax law, Oregon tax law)
■ Legal Reference: [Federal tax law, Oregon tax law](#) (click to view statute)

5. FINANCIAL TERMS

● 1. Rent Amount & Payment (ORS 90.220)

■ Legal Reference: [ORS 90.220](#) (click to view statute)

● 2. Rent Increases (ORS 90.323, 90.427)

■ Legal Reference: [ORS 90.323, 90.427](#) (click to view statute)

● 3. Late Fees (ORS 90.260)

■ Legal Reference: [ORS 90.260](#) (click to view statute)

● 4. NSF/Bounced Check Fees (ORS 30.701)

■ Legal Reference: [ORS 30.701](#) (click to view statute)

● 5. Application Fees (ORS 90.295)

■ Legal Reference: [ORS 90.295](#) (click to view statute)

● 6. Move-In Fees (ORS 90.297)

■ Legal Reference: [ORS 90.297](#) (click to view statute)

● 7. Pet Fees & Deposits (ORS 90.300(5), ORS 90.405)

■ Legal Reference: [ORS 90.300\(5\), ORS 90.405](#) (click to view statute)

● 8. Utilities (ORS 90.315, 90.320)

■ Legal Reference: [ORS 90.315, 90.320](#) (click to view statute)

6. LEASE PROVISIONS

● 1. Occupancy Limits (ORS 90.112)

■ Legal Reference: [ORS 90.112](#) (click to view statute)

● 2. Subletting & Assignment (ORS 90.220)

■ Legal Reference: [ORS 90.220](#) (click to view statute)

● 3. Guest Policies (No specific statute)

■ Legal Reference: *No specific statute*

● 4. Pet Policies (ORS 90.405, 90.300)

■ *Legal Reference:* [ORS 90.405, 90.300](#) (click to view statute)

● **5. Smoking Policies (ORS 90.220, 90.262)**

■ *Legal Reference:* [ORS 90.220, 90.262](#) (click to view statute)

● **6. Renter's Insurance (ORS 90.222)**

■ *Legal Reference:* [ORS 90.222](#) (click to view statute)

● **7. Parking Policies (No specific statute)**

■ *Legal Reference:* [No specific statute](#) (click to view statute)

● **8. Vehicle Removal (ORS 90.485)**

■ *Legal Reference:* [ORS 90.485](#) (click to view statute)

● **9. Quiet Enjoyment (ORS 90.320, 90.375)**

■ *Legal Reference:* [ORS 90.320, 90.375](#) (click to view statute)

● **10. Noise & Nuisance (ORS 90.325, 90.392)**

■ *Legal Reference:* [ORS 90.325, 90.392](#) (click to view statute)

● **11. Extended Absence Notification (ORS 90.410)**

■ *Legal Reference:* [ORS 90.410](#) (click to view statute)

● **12. Property Abandonment (ORS 90.425)**

■ *Legal Reference:* [ORS 90.425](#) (click to view statute)

7. LEGAL PROTECTIONS

● **1. Fair Housing (ORS 659A.421, Federal Fair Housing Act)**

■ *Legal Reference:* [ORS 659A.421, Federal Fair Housing Act](#) (click to view statute)

● **2. Reasonable Accommodations (ORS 659A.421, Federal Fair Housing Act)**

■ *Legal Reference:* [ORS 659A.421, Federal Fair Housing Act](#) (click to view statute)

● **3. Retaliation (ORS 90.385)**

■ *Legal Reference:* [ORS 90.385](#) (click to view statute)

● **4. Discrimination Based on Source of Income (ORS 659A.421)**

■ *Legal Reference:* [ORS 659A.421](#) (click to view statute)

● **5. Domestic Violence Protections (ORS 90.453, 90.449)**

■ *Legal Reference:* [ORS 90.453, 90.449](#) (click to view statute)

● **6. Privacy Rights (ORS 90.322)**

■ *Legal Reference:* [ORS 90.322](#) (click to view statute)

8. LOCAL ORDINANCES

● **1. Portland City Requirements (Portland City Code Title 30)**

■ *Legal Reference:* [Portland City Code Title 30](#) (click to view statute)

● **2. Eugene Requirements (Eugene Code Title 4)**

■ *Legal Reference:* [Eugene Code Title 4](#) (click to view statute)

● **3. Salem Requirements (Salem Revised Code)**

■ *Legal Reference:* [Salem Revised Code](#) (click to view statute)

● **4. Bend Requirements (Bend Municipal Code)**

■ *Legal Reference:* [Bend Municipal Code](#) (click to view statute)

● **5. Multnomah County Requirements (No corresponding statute)**

■ *Legal Reference:* *No corresponding statute*

9. PROPERTY CONDITION & MAINTENANCE

● **1. Habitability Requirements (ORS 90.320)**

■ *Legal Reference:* [ORS 90.320](#) (click to view statute)

● **2. Repair Procedures (ORS 90.320, 90.360)**

■ *Legal Reference:* [ORS 90.320, 90.360](#) (click to view statute)

● **3. Essential Services (ORS 90.365)**

■ *Legal Reference:* [ORS 90.365](#) (click to view statute)

● **4. Tenant Repair Responsibilities (ORS 90.325)**

■ *Legal Reference:* [ORS 90.325](#) (click to view statute)

● **5. Alterations & Improvements (ORS 90.265, 90.320(2))**

■ *Legal Reference:* [ORS 90.265, 90.320\(2\)](#) (click to view statute)

● **6. Mold Disclosure (No specific Oregon statute)**

■ *Legal Reference:* [No specific Oregon statute](#)

● **7. Lead-Based Paint Disclosure (Federal requirement (42 USC § 4852d))**

■ *Legal Reference:* [Federal requirement \(42 USC § 4852d\)](#) (click to view statute)

● **8. Bedbug Disclosure (No specific Oregon statute)**

■ *Legal Reference:* [No specific Oregon statute](#)

● **9. Smoke Detectors & Carbon Monoxide (ORS 90.320, Oregon Fire Code)**

■ *Legal Reference:* [ORS 90.320, Oregon Fire Code](#) (click to view statute)

● **10. Sprinkler Systems (Local fire codes)**

■ *Legal Reference:* [Local fire codes](#) (click to view statute)

● **11. Building Code Compliance (ORS 90.380)**

■ *Legal Reference:* [ORS 90.380](#) (click to view statute)

10. PROPERTY MANAGEMENT

● **1. Licensing Requirements (ORS 696 (Real Estate License Law))**

■ *Legal Reference:* [ORS 696 \(Real Estate License Law\)](#) (click to view statute)

● **2. Management Agreement (Oregon Real Estate License Law)**

■ *Legal Reference:* [Oregon Real Estate License Law](#) (click to view statute)

● **3. Advertising Requirements (ORS 659A.421, Fair Housing Act)**

■ *Legal Reference:* [ORS 659A.421, Fair Housing Act](#) (click to view statute)

● **4. Application Processing (ORS 90.295, 90.304)**

■ *Legal Reference:* [ORS 90.295, 90.304](#) (click to view statute)

● **5. Tenant Screening (ORS 90.295, 90.303)**

■ *Legal Reference:* [ORS 90.295, 90.303](#) (click to view statute)

● **6. Lease Execution (ORS 90.220)**

■ *Legal Reference:* [ORS 90.220](#) (click to view statute)

● **7. Move-In Process (ORS 90.300, 90.147)**

■ *Legal Reference: [ORS 90.300, 90.147](#) (click to view statute)*

● **8. Maintenance Coordination (ORS 90.320)**

■ *Legal Reference: [ORS 90.320](#) (click to view statute)*

● **9. Vendor Management (General business law)**

■ *Legal Reference: [General business law](#)*

● **10. Emergency Procedures (ORS 90.320, 90.322)**

■ *Legal Reference: [ORS 90.320, 90.322](#) (click to view statute)*

● **11. Insurance Requirements (General business practice)**

■ *Legal Reference: [General business practice](#)*

● **12. HOA/Condo Compliance (ORS 100 (Condominiums), ORS 94 (Subdivisions))**

■ *Legal Reference: [ORS 100 \(Condominiums\), ORS 94 \(Subdivisions\)](#) (click to view statute)*

11. REPORTING & DOCUMENTATION

● **1. Record Retention (Oregon Real Estate License Law (for brokers))**

■ *Legal Reference: [Oregon Real Estate License Law \(for brokers\)](#) (click to view statute)*

● **2. Rent Payment Records (ORS 90.140)**

■ *Legal Reference: [ORS 90.140](#) (click to view statute)*

● **3. Maintenance Logs (ORS 90.320 (habitability))**

■ *Legal Reference: [ORS 90.320 \(habitability\)](#) (click to view statute)*

● **4. Inspection Reports (ORS 90.300, 90.147)**

■ *Legal Reference: [ORS 90.300, 90.147](#) (click to view statute)*

● **5. Communication Records (General business practice)**

■ *Legal Reference: [General business practice](#)*

12. SECURITY DEPOSITS

● **1. Security Deposit Limits (ORS 90.300)**

■ *Legal Reference:* [ORS 90.300](#) (click to view statute)

● **2. Security Deposit Storage (ORS 90.300)**

■ *Legal Reference:* [ORS 90.300](#) (click to view statute)

● **3. Security Deposit Return (ORS 90.300(12)(13))**

■ *Legal Reference:* [ORS 90.300\(12\)\(13\)](#) (click to view statute)

● **4. Allowable Deductions (ORS 90.300(7))**

■ *Legal Reference:* [ORS 90.300\(7\)](#) (click to view statute)

● **5. Itemization Requirements (ORS 90.300(12))**

■ *Legal Reference:* [ORS 90.300\(12\)](#) (click to view statute)

● **6. Interest on Deposits (No state requirement)**

■ *Legal Reference:* *No state requirement*

● **7. Move-In/Move-Out Inspection (ORS 90.300(10), 90.325)**

■ *Legal Reference:* [ORS 90.300\(10\), 90.325](#) (click to view statute)

13. SPECIFIC PROPERTY TYPES

● **1. Single-Family Homes (ORS Chapter 90 applies)**

■ *Legal Reference:* [ORS Chapter 90 applies](#) (click to view statute)

● **2. Multi-Family Housing (ORS Chapter 90 applies)**

■ *Legal Reference:* [ORS Chapter 90 applies](#) (click to view statute)

● **3. Accessory Dwelling Units (ADUs) (ORS 90.110, local zoning)**

■ *Legal Reference:* [ORS 90.110, local zoning](#) (click to view statute)

● **4. Manufactured Dwelling/Mobile Home Parks (ORS 90.505-90.850)**

■ *Legal Reference:* [ORS 90.505-90.850](#) (click to view statute)

● **5. Floating Homes/Marinas (ORS 90.505-90.850)**

■ *Legal Reference:* [ORS 90.505-90.850](#) (click to view statute)

● **6. Vacation Rentals/Short-Term (ORS 90.110, local ordinances)**

■ *Legal Reference:* [ORS 90.110, local ordinances](#) (click to view statute)

● 7. Student Housing (ORS Chapter 90 applies)

■ Legal Reference: [ORS Chapter 90 applies](#) (click to view statute)

● 8. Senior Housing (55+) (Federal Fair Housing Act exemption)

■ Legal Reference: [Federal Fair Housing Act exemption](#) (click to view statute)

● 9. Subsidized Housing (Federal HUD regulations, ORS 90)

■ Legal Reference: [Federal HUD regulations, ORS 90](#) (click to view statute)

● 10. Drug-Free Housing (ORS 90.243)

■ Legal Reference: [ORS 90.243](#) (click to view statute)

● 11. Family Day Care Homes (ORS 90.358)

■ Legal Reference: [ORS 90.358](#) (click to view statute)

● 12. Commercial Property (ORS 90.110 - RLTA does NOT apply)

■ Legal Reference: [ORS 90.110 - RLTA does NOT apply](#) (click to view statute)

● 13. Mixed-Use Properties (ORS 90.100, 90.110)

■ Legal Reference: [ORS 90.100, 90.110](#) (click to view statute)

Severity Indicators:

- Critical requirement (must comply)
- Important guideline (should follow)
- Standard information (good to know)

■■ LOCAL ORDINANCES & MUNICIPAL REQUIREMENTS

Note: The following requirements are specific to certain municipalities or counties within the state and may differ from or supplement statewide regulations. Always verify local requirements with your city or county government.

● 1. Portland City Requirements (Portland City Code Title 30)

■ Legal Reference: [Portland City Code Title 30](#)

● 2. Eugene Requirements (Eugene Code Title 4)

■ Legal Reference: [Eugene Code Title 4](#)

● **3. Salem Requirements (Salem Revised Code)**

■ *Legal Reference:* [Salem Revised Code](#)

● **4. Bend Requirements (Bend Municipal Code)**

■ *Legal Reference:* [Bend Municipal Code](#)

● **5. Multnomah County Requirements (No corresponding statute)**

■ *Legal Reference:* [No corresponding statute](#)

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