

REVENUE: No revenue impact

FISCAL: No fiscal impact

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Action: Do Pass  
Vote: 5 - 1 - 1  
Yeas: Beyer, Burley, Macpherson, Smith G., Dingfelder  
Nays: Cannon  
Exc.: Jenson  
Prepared By: Cat McGinnis, Administrator  
Meeting Dates: 5/23, 5/30

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**WHAT THE MEASURE DOES:** Modifies the ratio of units for residential sale to units of overnight lodging for destination resorts.

**ISSUES DISCUSSED:**

- Need for additional Department of Land Conservation and Development review and clarification of related statutes during interim
- Need for uniform ratio statewide

**EFFECT OF COMMITTEE AMENDMENT:** No amendment.

**BACKGROUND:** In making revisions to ORS 197.445 in 1993 and 2003, the Legislative Assembly allowed for phased development including incremental construction of overnight lodging in conjunction with destination resorts. However, current statute limits the number of units approved for residential sale (at a ratio of 2:1 or 2.5:1 of residences to overnight lodging) only to the first phase of approved overnight lodging, rather than the entire development. Senate Bill 1044-A extends the ratio to every unit of overnight lodging, not just for overnight lodging in the first phase of the project.