

Senate Bill 467

Sponsored by Senator ATKINSON (at the request of Bill Earl)

SUMMARY

The following summary is not prepared by the sponsors of the measure and is not a part of the body thereof subject to consideration by the Legislative Assembly. It is an editor's brief statement of the essential features of the measure **as introduced**.

Prohibits local government from applying special approval criteria to single family dwelling solely because dwelling contains five or fewer roomer accommodations.

A BILL FOR AN ACT

1
2 Relating to single family dwellings.

3 **Be It Enacted by the People of the State of Oregon:**

4 **SECTION 1. (1) As used in this section:**

5 (a) **"Approval criteria" means zoning requirements, use permits, property tax classifica-**
6 **tions, building code specifications, fire and life safety code specifications, occupancy or use**
7 **restrictions, permit fees, license fees, system development charges or similar conditions for**
8 **the siting, construction, occupancy or utilization of a dwelling or an addition to a dwelling.**

9 (b) **"Roomer accommodations" means rooms or suites that:**

10 (A) **Are used or intended for use as rental units subject to ORS chapter 90;**

11 (B) **Are contained within the structure of a single family dwelling; and**

12 (C) **Do not include cooking facilities.**

13 (c) **"Single family dwelling" means a dwelling designed for living purposes and having**
14 **complete independent living, sleeping, eating, sanitation and cooking facilities for a single**
15 **household.**

16 (2) **A local government may not apply to a single family dwelling with five or fewer**
17 **roomer accommodations any approval criteria that differ from or are in addition to the ap-**
18 **proval criteria that apply for a single family dwelling of identical design in which none of the**
19 **rooms is used or intended for use as roomer accommodations. This subsection does not ex-**
20 **empt a single family dwelling with roomer accommodations from any local business license**
21 **or other requirement that applies generally for all residential structures having the same**
22 **number of rental dwelling units as the number of roomer accommodations in the single**
23 **family dwelling.**

24 **SECTION 2. Section 1 of this 2009 Act applies to the application of approval criteria by**
25 **local governments, on or after the effective date of this 2009 Act, to single family dwellings**
26 **with roomer accommodations sited, constructed and occupied or utilized before, on or after**
27 **the effective date of this 2009 Act.**

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NOTE: Matter in **boldfaced** type in an amended section is new; matter [*italic and bracketed*] is existing law to be omitted. New sections are in **boldfaced** type.