

REVENUE: No revenue impact

FISCAL: Minimal fiscal impact, no statement issued

Action:	Do Pass as Amended and Be Printed Engrossed
Vote:	6 - 0 - 1
Yeas:	Cameron, Davis, Frederick, Holvey, Unger, Clem
Nays:	0
Exc.:	Thatcher
Prepared By:	Lynn Beaton, Administrator
Meeting Dates:	3/12, 3/28

WHAT THE MEASURE DOES: Eliminates provision prohibiting, because dwelling is involved, creation of parcel smaller than minimum lot or parcel size standard to facilitate forest practice. Clarifies that dwellings on forest parcels less than 80 acres must have been in existence as of June 1, 1995.

ISSUES DISCUSSED:

- Drafting error in SB 683 (1995)
- Selling forest parcels with existing dwellings
- Selling forest parcels less than 80 acres
- Timberland acquisitions for landowners who want to retain home

EFFECT OF COMMITTEE AMENDMENT: Clarifies that dwellings on forest parcels less than 80 acres must have been in existence as of June 1, 1995.

BACKGROUND: Oregon land use law sets minimum lot sizes and standards for all land divisions in forest zones. The statutory minimum lot size for new forest parcels is 80 acres. House Bill 3125A allows a forest parcel less than 80 acres to be sold, if the parcel has a dwelling that has been in existence since at least July 1, 1995. This facilitates timberland acquisitions when the seller, often an individual owner later in life, desires to divest assets but wants to retain a home on the property. In these circumstances, sellers retain a dwelling, but not 80 acres of timberland, and industrial timberland purchasers do not become residential landlords. House Bill 3125A would limit such a transaction to existing homes and prohibit the creation and sale of new homes on either the parcel retained or the parcel sold.