

REVENUE: No revenue impact

FISCAL: Minimal fiscal impact, no statement issued

Action: Do Pass the A-Engrossed Measure
Vote: 5 - 0 - 0
Yeas: Baertschiger, Burdick, Close, Prozanski, Roblan
Nays: 0
Exc.: 0
Prepared By: Racquel Rancier, Administrator
Meeting Dates: 4/23

WHAT THE MEASURE DOES: Eliminates provision prohibiting division of forestland to facilitate forest practice resulting in parcel smaller than minimum lot or parcel size when dwelling involved. Makes other changes for clarity and readability.

ISSUES DISCUSSED:

- Minimum parcel sizes for resource lands and exceptions created by 1995 legislation
- Retiring forestland owners cannot utilize law to retain home and divest assets to industrial timberland owner
- Other changes in the bill are not substantive

EFFECT OF COMMITTEE AMENDMENT: No amendment.

BACKGROUND: ORS Chapter 215.780 sets the minimum lot size at 80 acres for forestland and exclusive farm use land not designated as rangeland. In 1995, Senate Bill 683 amended ORS 215.780 to allow for smaller minimum lot sizes in certain instances. One provision allows divisions to result in parcels of less than 80 acres to facilitate a forest practice provided that: the division does not involve a dwelling; the resulting parcels are not eligible for new dwellings; the resulting parcels cannot be used to justify the rezoning of resource lands; and the division does not result in a parcel of less than 35 acres unless it is part of a land exchange with a government agency or one participant in the transaction owns at least 2,000 acres of forestland. Since this provision of the law cannot be used when a dwelling is involved, a timberland owner wishing to divest assets to another timberland owner but retain a home and a portion of the property cannot utilize this provision. House Bill 3125 A removes the prohibition on dividing parcels below the minimum lot requirements to facilitate a forest practice when an existing dwelling is involved.

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This summary has not been adopted or officially endorsed by action of the committee.