

PRELIMINARY STAFF MEASURE SUMMARY**CARRIER:**

Senate Committee on Veterans and Emergency Preparedness

REVENUE: No revenue impact**FISCAL:** May have fiscal impact, statement not yet issued**SUBSEQUENT REFERRAL TO:** None**Action:****Vote:****Yeas:****Nays:****Exc.:****Prepared By:** Cheyenne Ross, Administrator**Meeting Dates:** 3/3, 3/10

WHAT THE MEASURE DOES: Permits local governments to provide financial assistance to qualifying real property owners for seismic preparedness improvements. Describes types of assistance and parameters of financial arrangements. Conditions financial agreements on written notice to and consent of any effected mortgagees as specified. Declares emergency, effective on passage.

ISSUES DISCUSSED:

- Desire to support interest in seismic upgrade of private buildings as much as public
- Same or greater threat to private buildings as public; same or greater threat of business and economic disruption
- Prohibitive expense of making upgrades; difficulty of obtaining 2nd construction loans/mortgages
- Permissive nature of measure; local government flexibility to assist private land owners; adequacy of controls

EFFECT OF COMMITTEE AMENDMENT: No amendment.

BACKGROUND: The Portland area in particular has a high proportion of “unreinforced masonry” buildings. Many private building owners are interested in upgrading for earthquake preparedness, but the cost of doing so is prohibitive, even for those who are relatively well-to-do. There is current momentum to rehabilitate public buildings in preparation for catastrophic earthquake and tsunami events, and private buildings are another piece of resilience planning that communities must consider.

Senate Bill 85 permits local jurisdictions to develop financial programs to assist qualifying private property owners to make seismic improvements.