

**PROPOSED AMENDMENTS TO
HOUSE BILL 2564**

1 In line 2 of the printed bill, delete “repealing” and insert “amending”.

2 Delete line 4 and insert:

3 **“SECTION 1.** ORS 197.309 is amended to read:

4 “197.309. [(1) *Except as provided in subsection (2) of this section, a*] **A** city,
5 county or metropolitan service district may [*not*] adopt a land use regulation
6 or functional plan provision, or impose as a condition for approving a permit
7 under ORS 215.427 or 227.178, a requirement that has the effect of estab-
8 lishing the sales price for a housing unit or residential building lot or parcel,
9 or that requires a housing unit or residential building lot or parcel to be
10 designated for sale to any particular class or group of purchasers[.], **pro-**
11 **vided the condition:**

12 **“(a) Does not require more than 30 percent of housing units within**
13 **a residential development to be sold at below-market rates; and**

14 **“(b) Offers developers one or more of the following incentives:**

15 **“(A) Density adjustments.**

16 **“(B) Fee waivers or reductions.**

17 **“(C) Waivers of system development charges or impact fees.**

18 **“(D) Finance-based incentives.**

19 **“(E) Preferential treatment for processing of permits.**

20 **“(F) Expedited service for local approval processes.**

21 **“(G) Modification of height, floor area or other site-specific re-**
22 **quirements.**

1 “[*(2) This section does not limit the authority of a city, county or metro-*
2 *politan service district to:*]

3 “[*(a) Adopt or enforce a land use regulation, functional plan provision or*
4 *condition of approval creating or implementing an incentive, contract commit-*
5 *ment, density bonus or other voluntary regulation, provision or condition de-*
6 *signed to increase the supply of moderate or lower cost housing units; or]*

7 “[*(b) Enter into an affordable housing covenant as provided in ORS 456.270*
8 *to 456.295.]”*.

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