

**HB 3012 STAFF MEASURE SUMMARY**

**House Committee On Human Services and Housing**

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**Prepared By:** Cassandra Soucy, LPRO Analyst

**Meeting Dates:** 3/14

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**WHAT THE MEASURE DOES:**

Allows the construction of a new single-family dwelling on a parcel of land zoned for rural residential use, if existing historic home is present on the site and converted into an accessory dwelling unit (ADU). Prohibits owner constructing new single-family dwelling from subdividing lot or parcel apart from the ADU, renovations increasing the square footage by 120 percent, and rebuilding ADU if structure is lost to fire.

**ISSUES DISCUSSED:**

**EFFECT OF AMENDMENT:**

No amendment.

**BACKGROUND:**

Current Oregon Land Use Zoning laws do not allow accessory dwelling unit construction on either exclusive farm use or rural residential use. 16 cities and municipalities in Oregon currently allow the construction of accessory dwelling units (ADUs) within their corresponding urban growth boundary.

House Bill 3012 allows the construction of a new single-family dwelling on a parcel of land zoned for rural residential use, if an existing historic home is present on the site and converted into an accessory dwelling unit (ADU). The bill prohibits the owner constructing a new single-family dwelling from subdividing the lot or parcel apart from the ADU, engaging in renovations that increase the square footage by 120 percent, and rebuilding ADU if the structure is lost to fire.