

**HB 2144 STAFF MEASURE SUMMARY**

**House Committee On Agriculture and Natural Resources**

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**Prepared By:** Misty Freeman, LPRO Analyst

**Meeting Dates:** 2/16

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**WHAT THE MEASURE DOES:**

Deems continued use of building, structure or land to be lawful regardless of changes to zoning ordinances or regulations if owner obtained all required permits and approvals at time use commenced or if owner provides evidence that use qualified for all required permits and approvals at time use commenced.

**ISSUES DISCUSSED:**

**EFFECT OF AMENDMENT:**

**BACKGROUND:**

Currently, under ORS 215.130, the lawful use of any building, structure or land may continue regardless of changes to zoning ordinances or regulations, subject to the following conditions: the use must have been lawful at the time the use began, all required permits and approvals were received at the time the use commenced, and the use has continued uninterrupted.

House Bill 2144 would deem a use as lawful at the time it began if the owner can prove that the use would have qualified for all required permits and approvals though they were not obtained at the time the use began.