

HB 3012 STAFF MEASURE SUMMARY

House Committee On Human Services and Housing

Action Date: 03/23/17

Action: Without recommendation as to passage and be referred to Agriculture and Natural Resources.

Vote: 9-0-0-0

Yeas: 9 - Gorsek, Keny-Guyer, Meek, Nearman, Noble, Olson, Piluso, Sanchez, Stark

Fiscal: Fiscal impact issued

Revenue: No revenue impact

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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), and the site is at least two acres in size. 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 the structure is lost to fire.

ISSUES DISCUSSED:

- Preservation of historic homes
- Use of rural residential land
- Density of rural areas

EFFECT OF AMENDMENT:

No amendment.

BACKGROUND:

Current Oregon land use laws do not allow accessory dwelling unit (ADU) construction on either exclusive farm use or rural residential use.

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 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.