

**HB 2363 STAFF MEASURE SUMMARY**

**House Committee On Agriculture and Land Use**

---

**Prepared By:** Laura Kentnesse, LPRO Analyst

**Meeting Dates:** 2/5

---

**WHAT THE MEASURE DOES:**

Redefines 'historic home' from a single-family dwelling constructed between 1850 and 1945 to a single-family dwelling constructed before January 1, 1974, for the purpose of that historic home serving as an accessory dwelling unit a to newly constructed home on rural residential lands.

*REVENUE: May have revenue impact, but no statement yet issued*

*FISCAL: May have fiscal impact, but no statement yet issued*

**ISSUES DISCUSSED:**

**EFFECT OF AMENDMENT:**

No amendment.

**BACKGROUND:**

Current Oregon land use law does not allow new construction of an accessory dwelling unit (ADU) on land zoned for rural residential use. However, ORS 215.501 does allow a landowner to construct a new single-family dwelling if: a historic home is sited on the lot or parcel, the owner converts the historic home to an ADU upon completion of the new single-family dwelling, the ADU complies with all applicable laws and regulations, and the lot or parcel is at least two acres in size and not located in an urban reserve.

House Bill 2363 would redefine 'historic home' to include dwellings built before 1974 for the purpose of serving as an ADU to newly constructed homes on rural residential lands.