

**HB 2469 -1 STAFF MEASURE SUMMARY**  
**House Committee On Agriculture and Land Use**

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

**Meeting Dates:** 3/19, 4/9

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**WHAT THE MEASURE DOES:**

Allows counties to approve a new single-family dwelling on forestlands provided that: (1) the lot or parcel is no smaller than the allowed minimum size; (2) the lot or parcel contains exactly one existing single-family dwelling that was lawfully in existence before November 4, 1993 or lawfully approved under forestland dwelling statutory requirements; (3) the shortest distance between the new and existing dwellings is 200 feet maximum; (4) the existing and new dwellings are or will be occupied by the owner or a relative of the owner; and (5) the purpose of the new dwelling is to allow the relative to assist in the harvesting, processing, or replanting of forest products, or the management, operation, planning, acquisition, or supervision of forest lots or parcels of the owner. Defines "owner or a relative."

**ISSUES DISCUSSED:**

**EFFECT OF AMENDMENT:**

-1 Establishes additional conditions for county approval of a new single-family dwelling on forestlands under this Act, including: the lot or parcel must be within a rural fire protection district; the new dwelling must comply with Oregon residential specialty code relating to wildfire hazard mitigation; and the property owner must agree to acknowledge and record in the county deed records one or more instruments containing irrevocable deed restrictions that prohibit the owner and the owner's successors from partitioning the property to separate the new and existing dwellings, and that require that the owner and the owner's successors manage the lot or parcel as a working forest under a written forest management plan that is attached to the instrument. Prohibits a county from allowing the new or existing dwellings from being used for vacation occupancy if a new single-family dwelling unit is constructed.

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

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

**BACKGROUND:**

In 1993, the Legislative Assembly declared that it is a state policy to provide certain owners of less productive forestland with the opportunity to build a dwelling on their land, while limiting the siting of dwellings and land division on more productive forestland. ORS 215.705-215.755 authorize counties to allow certain single-family dwellings to be established on forestlands, and outline criteria for large tract, alternative, and other forestland dwellings.

House Bill 2469 would allow counties to approve a new single-family dwelling on forestlands near an existing dwelling for a relative of the owner who supports the forestry practices of the owner, provided certain conditions are met.