

**HB 2306 A STAFF MEASURE SUMMARY**

**Senate Committee On Housing**

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**Prepared By:** C. Ross, Counsel

**Meeting Dates:** 4/22

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**WHAT THE MEASURE DOES:**

Prohibits local government from denying a building permit for residential dwelling in residential subdivision for failure to satisfy conditions of development, if public improvements are substantially complete and a bond for completion has been secured. Maintains local authority to deny occupancy permits if all conditions for development or release of bond have not been met. Defines terms.

**ISSUES DISCUSSED:**

**EFFECT OF AMENDMENT:**

No amendment.

**BACKGROUND:**

Land use planning in Oregon involves broad public participation and a great deal of local control. Local jurisdictions are required to prepare comprehensive land use plans that are consistent with a set of statewide planning goals, overseen by the Land Conservation and Development Commission (LCDC). Comprehensive plans are acknowledged by LCDC and implemented through local land use regulations that include zoning, regulation of subdivisions, and any other ordinances the local government deems necessary to give effect to its comprehensive plan, such as for noise, signage, or tree removal. Developers must apply for local approval of projects. Every application must have at least one public hearing to receive public input, and local governments may approve or reject the application. Projects may then be appealed to a specialized tribunal called the Land Use Board of Appeals (LUBA).

House Bill 2306 A requires local governments to issue certain residential building permits that would otherwise have been denied for failure to meet conditions of development, when public improvements are substantially complete, and a bond has been secured for completion.

*Unanimous out of House committee; unanimous off House floor.*