

**FISCAL IMPACT OF PROPOSED LEGISLATION**

80th Oregon Legislative Assembly – 2019 Regular Session  
Legislative Fiscal Office

**Measure: SB 534 - A4**

*Only Impacts on Original or Engrossed  
Versions are Considered Official*

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**Measure Description:**

Requires city to allow single-family dwellings in residential lots platted and zoned for such uses.

**Government Unit(s) Affected:**

Counties, Cities

**Summary of Fiscal Impact:**

Costs related to the measure are indeterminate at this time - See explanatory analysis.

**Analysis:**

At this time the ramifications of this measure cannot be fully predicted and therefore the fiscal estimate is indeterminate; however, this analysis will outline some of the factors that will influence potential costs to cities associated with the implementation of this legislation.

The bill requires local governments to allow the development of at least one unit on each platted lot zoned for a single-family dwelling that is within the urban growth boundary of a city with a population of more than 25,000, unless certain exemptions specified by the bill are triggered.

Cities currently do not have an estimate of the number of lots in existence that could be affected by this legislation. The impacts to the city planning and building permitting processes will vary from city to city and the additional workload could potentially be off-set by fees; however, because every jurisdiction updates plat maps differently, the age of the plats will vary, and historic development patterns will differ, it is unknown if the resulting fee revenue will cover these variable costs for each additional lot re-zoned.

For context, one city has estimated that the legislation would require up to \$115,000 per year to implement the legislation. This estimate includes labor costs associated with a Senior Planner, GIS Support, and Engineers as well as public notice and comment services.