

HB 2306 A STAFF MEASURE SUMMARY

Carrier: Rep. Marsh

House Committee On Human Services and Housing

Action Date: 03/25/19

Action: Do pass with amendments. (Printed A-Eng.)

Vote: 9-0-0-0

Yeas: 9 - Helt, Keny-Guyer, Meek, Mitchell, Noble, Sanchez, Schouten, Williams, Zika

Fiscal: Fiscal impact issued

Revenue: No revenue impact

Prepared By: Amie FenderSosa, LPRO Analyst

Meeting Dates: 3/18, 3/25

WHAT THE MEASURE DOES:

Defines terms: conditions of development, public improvements, residential subdivision, and substantial completion. Prohibits a city or county from denying a building permit for a residential dwelling in a residential subdivision if: (1) substantial completion of public improvements has occurred, and (2) a bond to secure the completion of the remaining public improvement has been secured. Maintains the authority for a city or county to deny issuance of occupancy permits if all the conditions for development or release of the bond have not been met.

ISSUES DISCUSSED:

- How the measure would expedite building development
- Bond requirement for developers
- Amendment drafted after issues raised by Department of Justice
- Definition of "substantial completion"
- Residential building permit won't be issued before dwelling occupancy certificate is issued

EFFECT OF AMENDMENT:

Prohibits a city or county from denying a building permit for a residential dwelling in a residential subdivision if: (1) substantial completion of public improvements has occurred, and (2) a bond to secure the completion of the remaining public improvement has been secured.

BACKGROUND:

Landowners in Oregon are required to apply in writing for a permit or zone change for a development project (ORS 215.416). Every application submitted to a county is required to have at least one public hearing to determine approval or denial. This decision is made based on the standards and criteria determined by county zoning ordinances and the comprehensive plan for the area.

House Bill 2306 A requires local government to issue residential building permits when certain conditions are met.