

**HB 2435 A STAFF MEASURE SUMMARY****Carrier:** Sen. Roblan**Senate Committee On Environment and Natural Resources**


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**Action Date:** 05/21/19  
**Action:** Do pass the A-Eng bill.  
**Vote:** 4-0-1-0  
**Yeas:** 4 - Bentz, Dembrow, Prozanski, Roblan  
**Exc:** 1 - Olsen  
**Fiscal:** Has minimal fiscal impact  
**Revenue:** No revenue impact  
**Prepared By:** Beth Patrino, LPRO Analyst  
**Meeting Dates:** 5/16, 5/21

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**WHAT THE MEASURE DOES:**

Eliminates the sunset on the law that allows guest ranches to be established on lands zoned for exclusive farm use (EFU) in eastern Oregon. Requires that a guest ranch, authorized by a county on or after January 1, 2020, annually report to the county on the size of the ranch livestock operation; the income the ranch obtained from the livestock operation and guest ranch activities; and any other information the county may require to ensure ongoing compliance. Requires counties to make guest ranch reports available to the public upon request.

**ISSUES DISCUSSED:**

- Number of times sunset has been extended
- Limited number of guest ranches established

**EFFECT OF AMENDMENT:**

No amendment.

**BACKGROUND:**

Oregon's Statewide Planning Goal 3, 'Agricultural Lands,' requires all agricultural lands to be inventoried and preserved by adopting exclusive farm use (EFU) zones. Farm uses allowed on EFU-zoned lands include: raising, harvesting, and selling crops; feeding, breeding, managing, and selling certain animals; and preparing, storing, and disposing of products and by-products raised on these lands. Certain nonfarm uses are also allowed on EFU-zoned lands.

In 1997, the Oregon legislature authorized guest ranches to operate on EFU-zoned land in Eastern Oregon to allow ranchers a means of generating supplemental income by providing ranching experiences to the public. The law limits guest ranches to providing a ranch experience that is incidental and accessory to an existing and continuing cattle, sheep, horse, or bison operation that qualifies as a farm use. Guest ranches have to be established on land that is at least 160 acres in size and the land must contain the dwelling of the livestock operations manager. Guest ranches are limited to providing between four and ten overnight transient rooms with a total maximum floor area of 12,000 square feet. For every additional 160 acres owned by the ranch, additional allowable overnight guest lodging units and square footage are specified. The maximum allowable units is 25, and the maximum allowable floor area is 30,000 square feet. The ranches may provide or sell food services only for ranch guests or special event guests. Guest ranches are only allowed to provide passive recreational activities that can be provided in conjunction with the livestock operation.

The most recent sunset on the guest ranch statute expired on January 2, 2018. During the 2018 legislative session, the legislature passed House Bill 4031 to reauthorize the guest ranch use, subject to state and county approval or siting standards, and extended the sunset to April 15, 2020.

## **HB 2435 A STAFF MEASURE SUMMARY**

House Bill 2435 A would eliminate the sunset on the law that allows guest ranches to be established on EFU-zoned lands in eastern Oregon, and would require that new guest ranches sited on or after January 1, 2020 annually report to the county on livestock operations and guest ranch activities.