

SENATE AMENDMENTS TO A-ENGROSSED HOUSE BILL 2306

By COMMITTEE ON HOUSING

May 13

1 Delete lines 5 through 15 of the printed A-engrossed bill and insert:

2 “(a) ‘Conditions of development’ means requirements that, as part of a residential subdivision,
3 a developer, declarant or owner must construct public improvements that are contained in:

4 “(A) A development agreement under ORS 94.504 to 94.528;

5 “(B) Conditions of approval under ORS 92.040, 215.416 or 227.175; or

6 “(C) Any other agreement with, or conditional approval by, a local government.

7 “(b) ‘Residential subdivision’ means a residential development requiring a developer, declarant
8 or owner to subdivide land, as defined in ORS 92.010, and to obtain a permit under ORS 215.416 or
9 227.175.

10 “(c) ‘Substantial completion’ means the city, county or other appropriate public body has in-
11 spected, tested and found acceptable under applicable code requirements, unless the parties agree
12 to a lower standard:

13 “(A) The water supply system;

14 “(B) The fire hydrant system;

15 “(C) The sewage disposal system;

16 “(D) The storm water drainage system, excepting any landscaping requirements that are part
17 of the system;

18 “(E) The curbs;

19 “(F) The demarcating of street signs acceptable for emergency responders; and

20 “(G) The roads necessary for access by emergency vehicles.”.

21 Delete lines 19 through 22 and insert:

22 “(a) Substantial completion of conditions of development for the residential subdivision occurs;
23 and

24 “(b) The developer, declarant or owner, to secure the completion of the remaining public im-
25 provements included as conditions of development for the residential subdivision:

26 “(A) Obtains and maintains a bond; or

27 “(B) Undertakes an alternative form of financial guarantee, if any, that is acceptable to, but may
28 not be required by, the city or county.”.

29 In line 24, delete “occupancy permits” and insert “certificates of occupancy”.

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