

HB 4014 -2, -3 STAFF MEASURE SUMMARY

House Committee On Agriculture and Land Use

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Meeting Dates: 2/3

WHAT THE MEASURE DOES:

Exempts dog training facilities from state structural specialty codes. Defines dog training facility as facility which conducts activities including dog training classes or testing trials and dog training classes or testing trials outdoors of preexisting farm buildings. Authorizes incorporated cities to regulate dog training facilities within their boundaries.

Establishes that a lawfully created lot or parcel remain a lawfully established unit of land following certain judgements that relocates the property line if the judgement: 1) resolves a boundary line dispute; 2) adjudicates a parties rights to title and possession of property; 3) includes legal description of relocated property line; 4) is not subject to further appeal; and 5) is recorded in office of the county clerk. Establishes that a lawfully created lot or parcel remain a lawfully established unit of land following certain judgements that relocate the property line without regard to whether: 1) the relocated property line could have been established through procedures authorized by city or county; 2) either party subsequently relocates property line; or any unit of land complies with minimum lot or parcel size. Requires applications for land use and zoning permits be decided based on relocated property lines. Prohibits requiring additional validating procedures or denying permits because of judicial boundary changes.

ISSUES DISCUSSED:

EFFECT OF AMENDMENT:

-2 Removes portion of Act related to dog training facilities. Stipulates Act applies to relocation of property lines by judgement of a circuit court that were entered on ore after effective date of Act.

-3 Changes definition of dog training facility to mean a farm building used for dog training classes or testing trials in which no more that 10 persons are present at any one time. Stipulates Act applies to relocation of property lines by judgement of a circuit court that were entered on ore after effective date of Act.

BACKGROUND:

Oregon's Statewide Land Use Planning Goal 3, 'Agricultural Lands,' requires all agricultural lands to be inventoried and preserved by adopting exclusive farm use (EFU) zones. Certain nonfarm uses are also allowed on EFU-zoned lands. In 2019, the Legislature passed House Bill 2106 allowing dog training classes or testing trials to be conducted outdoors or in farm buildings in existence on or before January 1, 2019 rather than January 1, 2013.

ORS 92.017 establishes when a lawfully created lot or parcel remains a discrete lot or parcel and was last amended in 1993.

House Bill 4014 exempts dog training facilities from state structural specialty codes and establishes that lawfully created lots or parcels remain lawfully established units of land following a judgement that relocates a property line, prohibiting the requirement of additional procedures for denying permits based on judicial boundary changes.