

**HB 4014 A STAFF MEASURE SUMMARY**  
**House Committee On Agriculture and Land Use**

**Carrier:** Rep. Post

**Action Date:** 02/05/20

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

**Vote:** 6-0-1-0

**Yeas:** 6 - Boshart Davis, Clem, McLain, Post, Smith DB, Williams

**Exc:** 1 - Helm

**Fiscal:** Has minimal fiscal impact

**Revenue:** No revenue impact

**Prepared By:** Beth Reiley, LPRO Analyst

**Meeting Dates:** 2/3, 2/5

**WHAT THE MEASURE DOES:**

Exempts dog training facilities from state structural specialty codes. Defines dog training facility as a farm building used for dog training classes or testing trials in which no more than 10 persons are present at any one time. Authorizes incorporated cities to regulate dog training facilities within their boundaries. Establishes that a lawfully created unit of land remain a lawfully established unit of land following certain judgment that relocate the property line if the judgment: 1) resolves a boundary line dispute; 2) adjudicates a party's 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 unit of land remain a lawfully established unit of land following certain judgement 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 3) 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. Stipulates Act applies to relocation of property lines by judgement of a circuit court that were entered on or after effective date of Act. Declares emergency, effective on passage.

**ISSUES DISCUSSED:**

- Previous legislation related to dog training facilities
- Consistency with horse training requirements
- Result of 2008 adverse possession case
- Landowner unable to complete sale of property without property line issue being resolved

**EFFECT OF AMENDMENT:**

Changes definition of dog training facility to mean a farm building used for dog training classes or testing trials in which no more than 10 persons are present at any one time. Changes term from lot or parcel to unit of land. Requires judgment to not create an additional lot or parcel. Stipulates Act applies to relocation of property lines by judgment of a circuit court that were entered on or after effective date of Act. Declares emergency, effective on passage.

**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.

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