

HB 2778 STAFF MEASURE SUMMARY

House Committee On Housing

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Meeting Dates: 2/4

WHAT THE MEASURE DOES:

Expands definition of historic home to include single-family dwellings built before January 1, 1974, for the purpose of converting the historic home to an accessory dwelling unit on the same lot or parcel as a newly constructed single-family dwelling in an area zoned for rural residential use.

ISSUES DISCUSSED:

EFFECT OF AMENDMENT:

No amendment.

BACKGROUND:

Until 2017, Oregon's county planning, zoning, and housing laws allowed the construction of an accessory dwelling unit (ADU) on land zoned for either exclusive farm use or rural residential use only if the ADU would be used for farmworkers. In 2017, House Bill 3012 expanded planning, zoning and housing laws to allow the construction of a new single-family dwelling unit, subject to certain conditions, in an area zoned for residential use, if the owner converts a historic home on the same lot or parcel to an accessory dwelling unit (ADU). Current statute defines "historic home" as a single-family dwelling built between 1850 and 1945. Oregon's statewide land use planning program was created in 1973, and directed local governments to adopt comprehensive plans to meet mandatory state planning goals.

House Bill 2778 expands the definition of historic home to include single-family dwellings built before January 1, 1974 for the purpose of converting a historic home to an accessory dwelling unit on the same lot or parcel as a newly constructed single-family home in an area zoned for rural residential use.