

**HB 2884 STAFF MEASURE SUMMARY**

**Carrier:** Sen. Gelser

**Senate Committee On Judiciary and Ballot Measure 110  
Implementation**

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**Action Date:** 05/18/21

**Action:** Do pass.

**Vote:** 4-3-0-0

**Yeas:** 4 - Dembrow, Gelser, Manning Jr, Prozanski

**Nays:** 3 - Heard, Linthicum, Thatcher

**Fiscal:** No fiscal impact

**Revenue:** No revenue impact

**Prepared By:** Channa Newell, Counsel

**Meeting Dates:** 4/27, 5/18

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**WHAT THE MEASURE DOES:**

Extends time for recording of a partition plat from 90 days to 365 days after the date the county or city validates the unit of land for purpose of making the unit of land a lawfully established parcel. Allows units to become lawfully established parcels if validated by city or county before effective date of Act and owner records partition plat on or before December 31, 2022.

**ISSUES DISCUSSED:**

- Process for validation of parcel of land
- Time requirements for validation
- Effects of COVID-19 pandemic on land surveyor services

**EFFECT OF AMENDMENT:**

No amendment.

**BACKGROUND:**

Oregon law provides a process for validating certain divisions and sale of land without adhering to the strict formalities required by law. A county or city may validate the unit of land that was created by a sale if the land was not lawfully established but could have complied with the applicable criteria for creation of a lawful unit when it was sold, or if a city or county approves a construction or building permit on the unit of land after the sale. A unit of land that is validated by a city or county gains status as a lawfully established parcel if the owner of the unit of land causes the partition plat to be recorded within 90 days of the date the county or city validated the unit of land.

House Bill 2884 extends the period of time for a property owner to record the partition plat from 90 days to 365 days and allows any property validated before the effective date of the Act to become lawfully established land if filed before December 31, 2022.