

SB 1013 STAFF MEASURE SUMMARY

Senate Committee On Housing and Development

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Meeting Dates: 3/6, 3/20

WHAT THE MEASURE DOES:

Requires county to allow rural parcel owners to site one recreational vehicle (RV) subject to residential rental agreement, provided: parcel is outside urban reserve and includes a single-family dwelling occupied solely as property owner's primary residence; no other dwelling units are sited on the property; the RV is owned or leased by the tenant; and property owner provides essential services to the RV. Defines RV as having motive power and titled with Department of Transportation (ODOT); and "rural area" as area zoned for rural residential use, or unincorporated residential-zoned land within urban growth boundary of a metropolitan service district. Allows county to require parcel owner to register RV siting with the county; enter written residential rental agreement with RV tenant; limit payment amount parcel owner may accept from tenant; and hold RV to county inspection and siting standards. Prohibits state agency from prohibiting placement or occupancy of RV solely on grounds it is an RV if it meets provisions of Act.

FISCAL: *Has indeterminate fiscal impact*

REVENUE: *No revenue impact*

ISSUES DISCUSSED:

- Existing prohibitions on RV occupancy
- Number of allowable RVs on a lot
- Services and infrastructure for RV residency
- Location of RV residency
- Affordability and age of RVs

EFFECT OF AMENDMENT:

No amendment.

BACKGROUND:

According to the Department of Land Conservation and Development (DLCD), Oregon needs to develop more than 550,000 new housing units across income levels to accommodate 20 years of population growth and account for current underproduction. The department's February 2021 Regional Housing Needs Analysis reports that high land and construction costs, inadequate infrastructure, and limited local government capacity are some factors feeding into underproduction. Oregon land use law limits development outside urban growth boundaries through Statewide Planning Goal 14, which covers urbanization. Current regulations limit rural residential parcels to a single dwelling and define "rural use" as one dwelling per ten acres. Senate Bill 391, enacted during the 2021 legislative session, allowed counties to authorize accessory dwelling units (ADUs) in rural residential zones and clarified the ADUs could not be used for vacation occupancy.

Recreational vehicles (RVs) are defined as vehicles with or without motive power that are designed for use as temporary living quarters, and are included in the definition of manufactured dwellings. Under current Oregon residential and landlord tenant law (90.100), recreational vehicle occupancy falls within the category of vacation occupancy, defined as an occupancy that is less than 45 days in a unit that is not the occupant's principal residence.

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Senate Bill 1013, for the purposes of this Act, defines RVs as vehicles with motive power and titled. It would allow rural area parcel owners to site a single recreational vehicle (RV) used for residential purposes, provided the parcel is outside an urban reserve, the owner lives in a single-family dwelling on site, has no other dwelling units on the property and the SFR is not rented, the tenant owns or leases the RV, and the owner provides essential services to the RV. Counties could require RV registration, limit RV payments to the parcel owner, and hold the RV to county standards. State agencies would be prohibited from blocking RV placement or occupancy if the RV otherwise meets standards of this Act.