

HB 3197 STAFF MEASURE SUMMARY

House Committee On Housing and Homelessness

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Meeting Dates: 3/28, 3/30

WHAT THE MEASURE DOES:

Clarifies a local government may adopt and apply only clear and objective standards, conditions and procedures regulating housing and needed housing development on land within an urban growth boundary. Removes language related to local approval criteria based on “appearance or aesthetics” of residential development projects.

FISCAL: May have fiscal impact, but no statement yet issued

REVENUE: No revenue impact

ISSUES DISCUSSED:

- Challenges of changing standards to “clear and objective” outside urban areas
- Legislative intent of SB 1051 (2017) and current interpretation of statute
- Potential impacts on counties outside of UGBs where provisions would not apply

EFFECT OF AMENDMENT:

No amendment.

BACKGROUND:

Local governments may deny or condition the approval of applications for housing development based on a variety of factors, including whether the application proposes to develop on land zoned for residential uses and the nature of the property ownership.

Senate Bill 1051 (2017) clarified that jurisdictions must approve an application for all housing development within an urban growth boundary if it meets the clear and objective standards outlined within the city or county comprehensive plan or zoning ordinances. According to the Department of Land Conservation and Development, these requirements have posed some challenges for local governments with subjective code provisions.

House Bill 3197 clarifies a local government may adopt and apply only clear and objective standards, conditions and procedures regulating housing development on land within an urban growth boundary.