

## **SB 1013 -2 STAFF MEASURE SUMMARY**

### **House Committee On Housing and Homelessness**

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**Prepared By:** Claire Adamsick, LPRO Analyst

**Meeting Dates:** 4/20

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#### **WHAT THE MEASURE DOES:**

Requires county to allow property owner in a rural residential zone to site one recreational vehicle (RV) subject to residential rental agreement on property, provided: property 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. Allows county to require property owner to register RV siting with the county; enter into written residential rental agreement with RV tenant; limit payment amount property 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: Indeterminate fiscal impact*

*REVENUE: No revenue impact*

*SENATE VOTE: 27-1*

#### **ISSUES DISCUSSED:**

##### **EFFECT OF AMENDMENT:**

-2 Modifies language to allow, rather than require, counties to allow siting of RV on rural residential property subject to specified conditions. Aligns definition of recreational vehicle with current statutory definition as a vehicle with or without motive power that is designed for use as temporary living quarters and as further defined by rule by the Director of Transportation.

##### **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 properties 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. Under current Oregon residential and landlord tenant law (90.100), RV 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.

Senate Bill 1013 requires counties to allow property owners in rural residential zones to site a single recreational vehicle (RV) used for residential purposes, subject to specified conditions. The measure allows counties to require RV registration, limit RV payments to the property owner, and hold the RV to county standards.

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*This summary has not been adopted or officially endorsed by action of the committee.*