

HB 3197 -1 STAFF MEASURE SUMMARY

House Committee On Rules

Prepared By: Claire Adamsick

Meeting Dates: 4/20

WHAT THE MEASURE DOES:

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

FISCAL: No fiscal impact

REVENUE: No revenue impact

ISSUES DISCUSSED:

EFFECT OF AMENDMENT:

-1 Clarifies a local government may adopt and apply only clear and objective standards, conditions, and procedures regulating the development of housing and needed housing on land within an urban growth boundary. Extends, effective July 1, 2025, the same provisions regarding clear and objective standards to urban unincorporated communities and areas zoned for rural residential use as defined in ORS 215.501.

Declares emergency, effective on passage.

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 more 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.