

SB 1013 -4 STAFF MEASURE SUMMARY

House Committee On Housing and Homelessness

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Meeting Dates: 4/20, 5/18

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: the property is not within an 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 property owner does not allow the use of the RV or RV space for vacation or other short-term occupancy; the RV is owned or leased by the tenant; and the 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: No fiscal impact

REVENUE: No revenue impact

SENATE VOTE: 27-1

ISSUES DISCUSSED:

- Applicability of measure to properties in urban unincorporated areas
- Instances of RVs illegally located on private property
- Provision of necessary services to RV, particularly septic system for wastewater
- Requirement that property owner must live in home as primary residence
- County capacity to enforce regulations outlined in measure

EFFECT OF AMENDMENT:

-4 Modifies language to allow, rather than require, counties to allow siting of an RV on rural residential property, subject to specified conditions. Defines "recreational vehicle" for purposes of Act as a recreational vehicle that has not been rendered structurally immobile and is titled with the Department of Transportation. Clarifies RVs sited under the measure's provisions are not subject to the state building code.

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 (2021) allowed counties to authorize accessory dwelling units (ADUs) on a lot within a rural residential zone, subject to certain conditions.

Recreational vehicles are defined in statute as vehicles with or without motive power that are designed for use as temporary living quarters. Current law restricts local governments from prohibiting the placement or occupancy of a recreational vehicle, or from imposing any limit on the length of occupancy of a recreational vehicle as a

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residential dwelling, provided the recreational vehicle is located in a manufactured dwelling park, mobile home park or recreational vehicle park.

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 certain RV payments the property owner may accept from a tenant, and hold the RV to county standards.