

# Senate Bill 1013

Sponsored by Senator HAYDEN (at the request of Clackamas County Chair Tootie Smith)

## SUMMARY

The following summary is not prepared by the sponsors of the measure and is not a part of the body thereof subject to consideration by the Legislative Assembly. It is an editor's brief statement of the essential features of the measure **as introduced**.

Requires counties to allow certain rural homeowners to site one recreational vehicle on their property.

## A BILL FOR AN ACT

1  
2 Relating to residential tenancies in recreational vehicles; creating new provisions; and amending  
3 ORS 197.493.

4 **Be It Enacted by the People of the State of Oregon:**

5 **SECTION 1. Section 2 of this 2023 Act is added to and made a part of ORS chapter 215.**

6 **SECTION 2. (1) As used in this section:**

7 (a) **"Recreational vehicle" means a recreational vehicle with motive power that is titled**  
8 **with the Department of Transportation.**

9 (b) **"Rural area" means an area zoned for rural residential use as defined in ORS 215.501**  
10 **or land that is within the urban growth boundary of a metropolitan service district, but not**  
11 **within the jurisdiction of any city, and zoned for residential use.**

12 (2) **A county shall allow an owner of a lot or parcel in a rural area to site on the property**  
13 **one recreational vehicle that is used for residential purposes and is subject to a residential**  
14 **rental agreement, provided:**

15 (a) **The property is not within an area designated as an urban reserve as defined in ORS**  
16 **195.137;**

17 (b) **A single-family dwelling that is occupied as the primary residence of the property**  
18 **owner is sited on the property;**

19 (c) **There are no other dwelling units on the property and no portion of the single-family**  
20 **dwelling is rented as a residential tenancy;**

21 (d) **The property owner will not allow the use of the recreational vehicle space or recre-**  
22 **ational vehicle for vacation occupancy, as defined in ORS 90.100, or other short-term uses;**

23 (e) **The recreational vehicle is owned or leased by the tenant; and**

24 (f) **The property owner will provide essential services to the recreational vehicle space,**  
25 **as described in ORS 90.100 (13)(b).**

26 (3) **A county may require that an owner of a lot or parcel who sites a recreational vehicle**  
27 **under this section:**

28 (a) **Register the use with the county.**

29 (b) **Enter into a written residential rental agreement with the tenant of the recreational**  
30 **vehicle.**

31 (c) **Limit the amount of payments that the property owner may accept from the tenant**

**NOTE:** Matter in **boldfaced** type in an amended section is new; matter [*italic and bracketed*] is existing law to be omitted. New sections are in **boldfaced** type.

1 **under ORS 90.140 to those reasonably necessary to cover the owner's costs or losses.**

2 **(d) Require that the recreational vehicle comply with any reasonable appearance, repair,**  
3 **inspection or siting standards adopted by the county.**

4 **SECTION 3.** ORS 197.493 is amended to read:

5 197.493. (1) A state agency or local government may not prohibit the placement or occupancy  
6 of a recreational vehicle, or impose any limit on the length of occupancy of a recreational vehicle  
7 as a residential dwelling, solely on the grounds that the occupancy is in a recreational vehicle, if  
8 the recreational vehicle is:

9 **(a) Allowed under section 2 of this 2023 Act;**

10 [~~(a)(A)~~] **(b)(A)** Located in a manufactured dwelling park, mobile home park or recreational ve-  
11 hicle park;

12 (B) Occupied as a residential dwelling; and

13 (C) Lawfully connected to water and electrical supply systems and a sewage disposal system;

14 or

15 [~~(b)~~] **(c)** On a lot or parcel with a manufactured dwelling or single-family dwelling that is  
16 uninhabitable due to damages from a natural [~~disasters~~] **disaster**, including wildfires, earthquakes,  
17 flooding or storms, until no later than the date:

18 (A) The dwelling has been repaired or replaced and an occupancy permit has been issued;

19 (B) The local government makes a determination that the owner of the dwelling is unreasonably  
20 delaying in completing repairs or replacing the dwelling; or

21 (C) Twenty-four months after the date the dwelling first became uninhabitable.

22 (2) Subsection (1) of this section does not limit the authority of a state agency or local govern-  
23 ment to impose other special conditions on the placement or occupancy of a recreational vehicle.

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