



ALEX CUYLER

Intergovernmental Relations Manager
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DATE: March 30, 2023
TO: House Committee on Agriculture, Land Use, Natural Resources, and Water
FROM: Alex Cuyler, Lane County Intergovernmental Relations Manager
RE: HB 3362, relating to validation of unit of land acquired by innocent purchaser

Dear Chair Helm, Vice-Chairs Hartman and Owens, and Members of the Committee:

Lane County supports HB 3362, which has been narrowly crafted to fix a unique situation for two families residing in Lane County. These families purchased unimproved property in Lane County in 2015, and 2018 respectively, and successfully navigated the County's permitting process to build their homes.

In 2021, the County discovered that their individual parcels had been illegally divided from an intact 50 acre parcel at the hands of a local land use attorney (who retained one parcel, also illegally created). Subsequently, the County made a decision to revoke all the permits it had issued related to the three properties, and the two families were thrust into a morass of land use laws and appeals that continues today.

The County found no indications that the families had any knowledge of the fraudulent land division process that occurred years prior to their obtaining the properties in question.

While they were finally successful in having the County actions overturned by the Oregon Land Use Board of Appeals in February of this year, that decision was almost immediately appealed to the Oregon Court of Appeals. Their legal woes thus continue.

Oregon law provides a remedy that can only provide for monetary damages. It cannot validate their parcels. Only the Oregon Legislature can do that by passing HB 3362, and Lane County urges that your support for this narrow, and time limited measure.

ELECTRONICALLY SUBMITTED BY ALEX CUYLER, LANE COUNTY
INTERGOVERNMENTAL RELATIONS MANAGER