OREGON

Department of Land Conservation & Development

HAPO

Housing Accountability and Production Office

BCD | Building Codes Division

Department of Consumer and Business Services

Local Residential Development Process Improvement (LRDPI) Study

Summary of Legislative Recommendations

September 2026

Background: SB 1537 & Legislative Studies

Senate Bill 1537 was adopted by Oregon State Legislature in 2024.

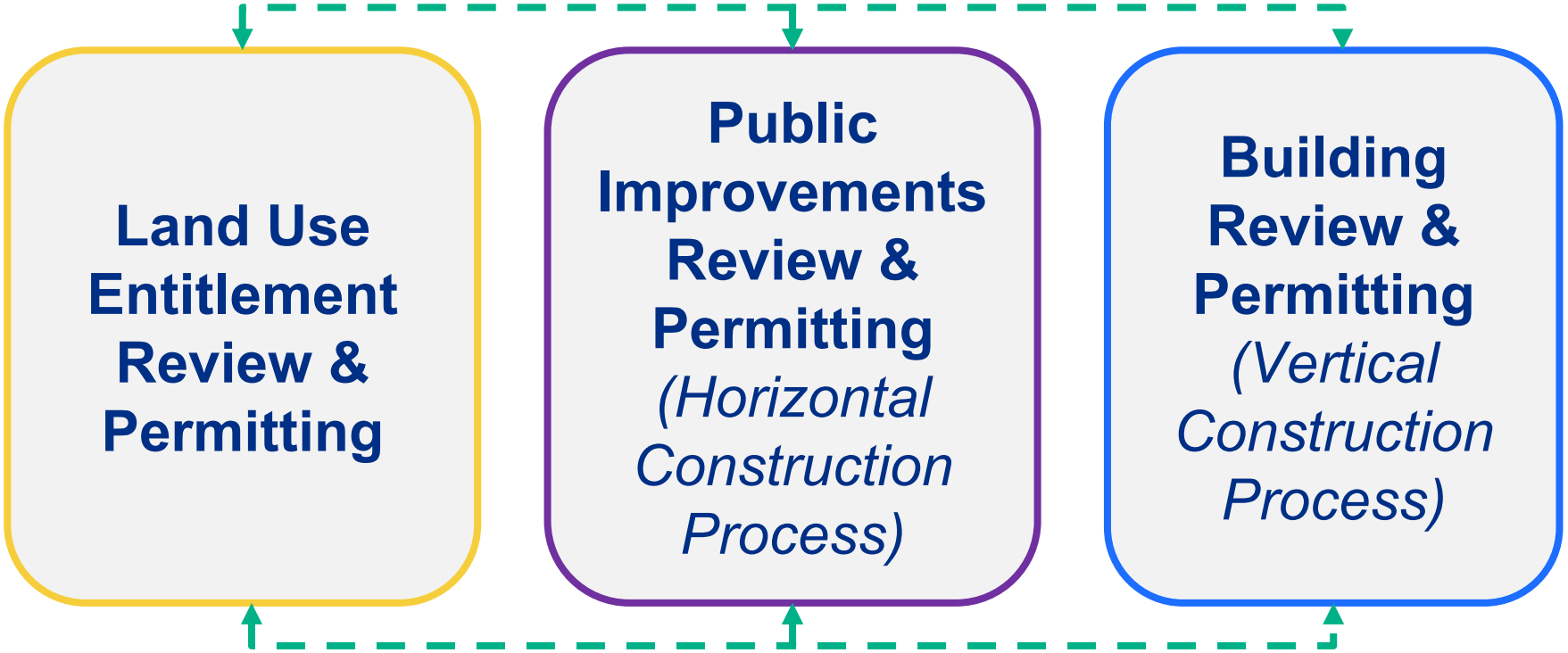
The bill advances tools that will increase housing production, affordability, and choice throughout Oregon.

SB 1537 Section 5 charges HAPO with conducting research on barriers to housing production and complete ***two legislative study reports***:

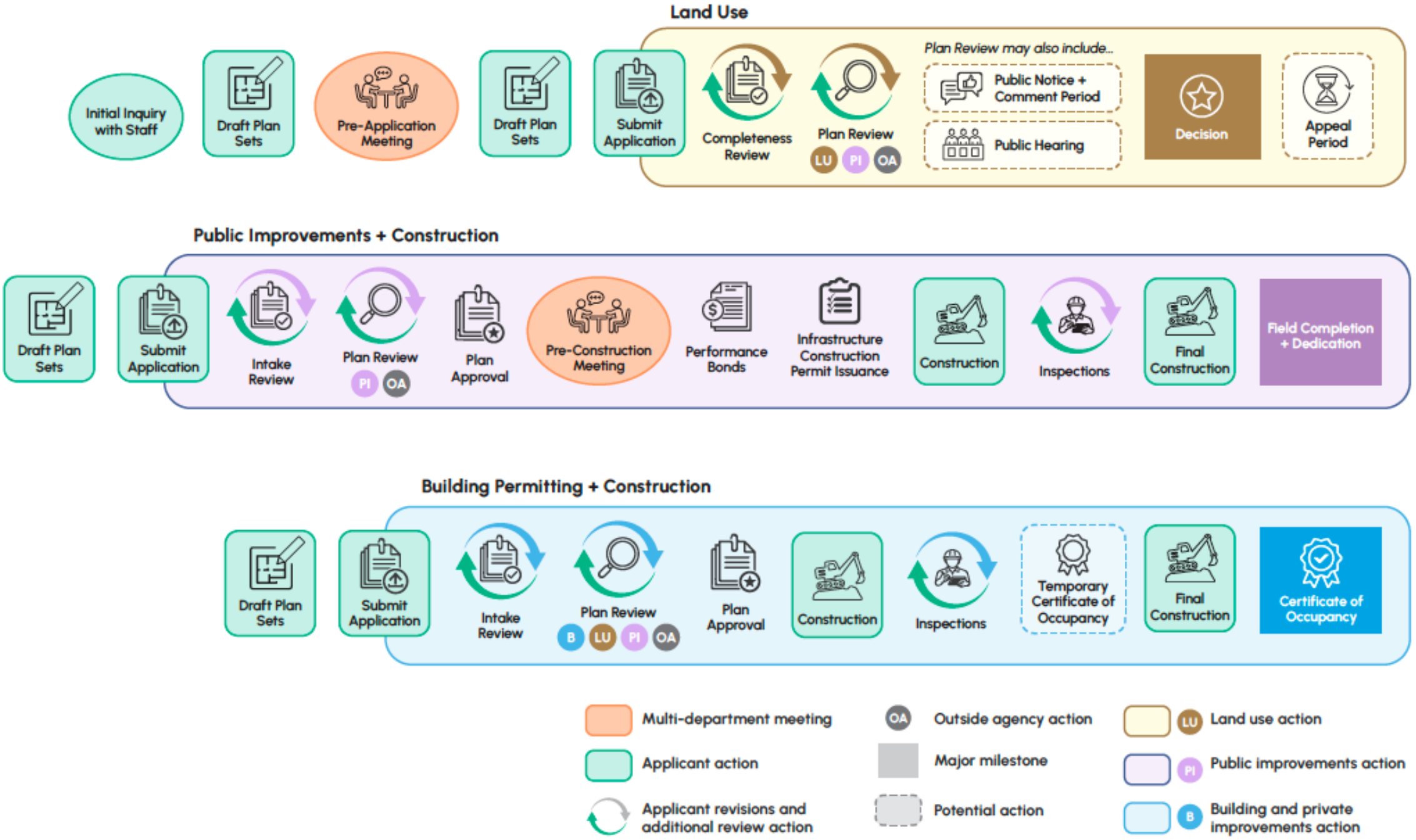
- State-Level Barrier Evaluation – "*Evaluation of Statewide Policies & Programs on Housing Production*"; and
- ***Local-Level Barrier Evaluation – "Local Residential Development Process Improvement (LRDPI) Study"***

Project Scope

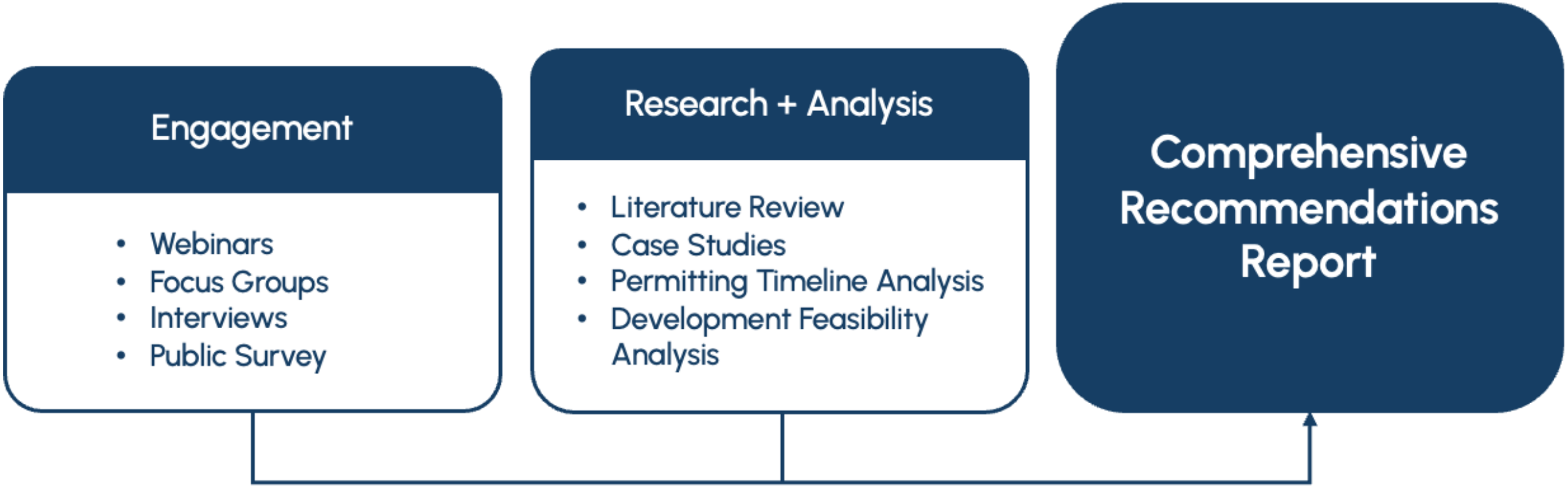
Focus on three primary components of the development review and permitting process, and how they work together:



Development Review Process – Key Milestones



Process Overview



Who We've Heard From

Across housing types, project scales, and all of Oregon geographies:

Housing *Producers*

Those who design, build, and deliver housing

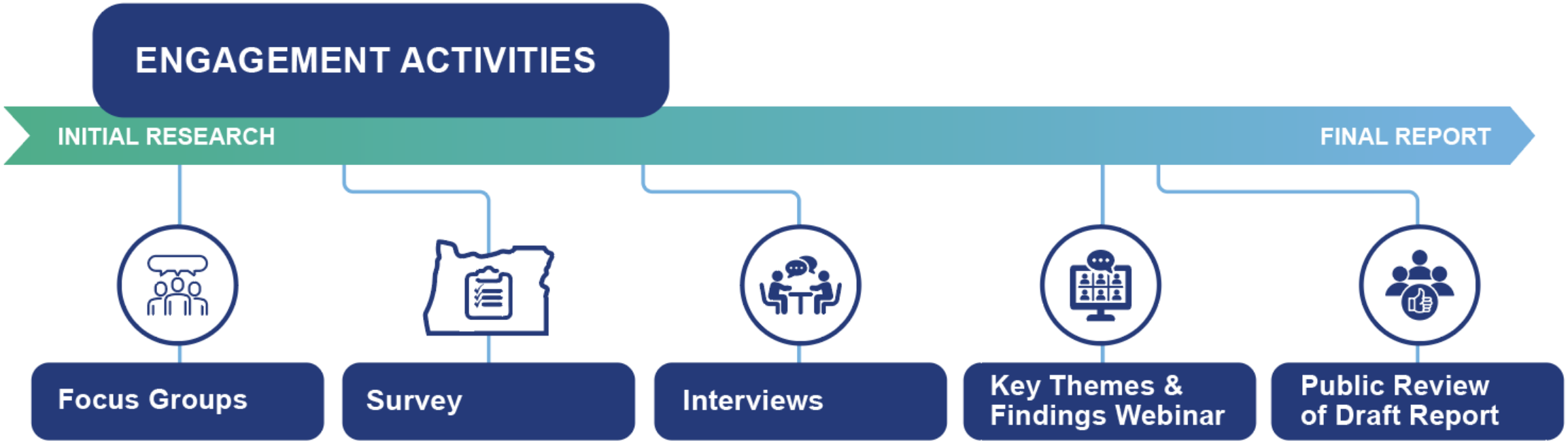
- Market-rate and affordable housing developers
- Architects, engineers, and technical consultants
- Builders and general contractors
- Land use planners and development professionals

Housing *Regulators*

Those who review, permit, and inspect housing

- City and County planning staff
- Building officials and inspectors
- Public works and engineering staff
- Land Use and City/County Attorneys

Overview of Engagement



Key Themes in the Recommendations

- Prioritize "Getting to Yes"
- Applicant Info & Communication
- Reviewer Coordination & Consistency
- Allow Overlapping Reviews
- Address Problematic Standards
- Build Local Capacity
- Data Tracking & Accountability
- Phase-Specific Improvements

Potential Legislative Actions Identified by Project Consultant

1. Improve Applicant Info & Communication

1.3 Early Assistance & Pre-Application Conferences

1.6 Addressing Conflicting Land Use & Building Codes

3. Expand Options for Concurrent Review

3.2 Concurrent Reviews for Non-Land Division Projects

3.3 Site Work Permitting with Land Use Review

4. Capacity Building & Technical Assistance

4.2 Simplify and Support Local Implementation of Housing-Related Legislation and Rulemaking

5. Data Tracking & Accountability

5.1 Standardize and Modernize Development Review Data Collection and Performance Tracking

Potential Legislative Actions Identified by Project Consultant

6. Improve Applicant Info & Communication

6.2 Modernization of Final Plat Requirements

6.3 Standardize Final Plat Requirements

6.4 Remove Local Final Plat Approval via City Council

6.7 Streamline Review for Allowed Uses on Established Lots

7. Public Improvement Requirements & Reviews

7.1 Reform Exactions for Transportation Improvements

7.5 Cite Relevant Public Works Design Standards

7.6 Allow Flexibility on Timing of Minor Improvements

7.7 Clarify Substantial Completion in Subdivisions

Questions?

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