

**HB 3505 A STAFF MEASURE SUMMARY**  
**House Committee On Housing and Homelessness**

**Carrier:** Rep. Fragala

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**Action Date:** 03/12/25

**Action:** Do pass with amendments. (Printed A-Eng.)

**Vote:** 12-0-0-0

**Yeas:** 12 - Andersen, Breese-Iverson, Dobson, Edwards, Fragala, Gamba, Helfrich, Javadi, Levy E, Mannix, Marsh, Sosa

**Fiscal:** Has minimal fiscal impact

**Revenue:** No revenue impact

**Prepared By:** Iva Sokolovska, LPRO Analyst

**Meeting Dates:** 3/3, 3/12

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**WHAT THE MEASURE DOES:**

The measure prohibits local governments from imposing or increasing a system development charge for the installation of a National Fire Protection Association 13D residential fire sprinkler system or the difference between the increased capacity of a water meter required by the fire sprinkler system and the capacity of the water meter that would be required for the dwelling without the fire sprinkler system installed.

**ISSUES DISCUSSED:**

- Cost of residential sprinklers and system development charges (SDCs)
- Stakeholder discussions in December 2024 to address unintentional impacts of the SDC methodology
- Charging higher SDCs for larger meters retroactively by tracking water usage

**EFFECT OF AMENDMENT:**

Replaces the measure.

**BACKGROUND:**

System Development Charges (SDCs) are one-time fees that local governments and utilities charge to new developments to help pay for the infrastructure needed to support growth. These charges are intended to fund the expansion of public facilities, ensuring that new developments contribute their fair share to the costs of roads, water, sewer, stormwater, and parks. SDCs in Oregon are authorized under ORS 223.297 to 223.314, which sets out guidelines for how local governments can establish and administer these fees.

The National Fire Protection Association 13D standard establishes the minimum requirements for the installation of automatic fire sprinkler systems in one- and two-family dwellings and manufactured homes. It is designed specifically for life safety, meaning its primary goal is to allow residents enough time to escape during a fire.