

HB 2658 A STAFF MEASURE SUMMARY**Carrier:** Sen. Bonham**Senate Committee On Rules****Action Date:** 06/17/25**Action:** Do pass with amendments. (Printed A-Eng.)**Vote:** 5-0-0-0**Yeas:** 5 - Bonham, Golden, Jama, Manning Jr, Thatcher**Fiscal:** Fiscal impact issued**Revenue:** No revenue impact**Prepared By:** Beverly Anderson**Meeting Dates:** 6/16, 6/17**WHAT THE MEASURE DOES:**

The measure prohibits a municipality with a population of 15,000 or greater from requiring in a permit or conditioning a permit to renovate or alter an existing building to install or have installed a frontage improvement if the project does not result in an increase to the building's square footage or footprint, the cost of the alteration does not exceed \$150,000 (adjusted annually), and existing or proposed uses for the building do not result in a change to the occupancy classification group. It defines frontage improvements as repairs, construction, or renovation of roadway surfaces (such as curbs, gutters, sidewalks) that are privately constructed, located within a public right-of-way, and adjacent to property for which a municipality has issued a construction permit. The prohibition does not apply to listed conditions a municipality may impose upon a construction permit or requirements for the municipality to comply with the Americans with Disabilities Act. If a municipality or the Department of Transportation requires a person to install a frontage improvement, they are required to coordinate with the person to determine if design, engineering, or construction plans already exist for required frontage improvements. On January 1, 2031, the provisions are applied to all municipalities, not just those with a population greater than 15,000.

ISSUES DISCUSSED:

- Examples of frontage improvement projects
- Coordination with agencies on frontage improvement projects

EFFECT OF AMENDMENT:

The amendment replaces the original measure. It specifies the prohibition be limited to frontage improvements if the project does not result in an increase to the building's square footage or footprint, the cost of the alteration does not exceed \$150,000 (adjusted annually), and existing or proposed uses for the building do not result in a change to the occupancy classification group. The amendment does not apply to frontage improvements as required for municipalities to comply with the Americans with Disabilities Act. If they require a frontage improvement, it requires municipalities and the Oregon Department of Transportation to consult with permit applicants to determine if there are already existing plans for the improvement.

BACKGROUND:

Oregon law requires developers to obtain permits from local building departments for a range of installations, alterations, and construction performed on structures to ensure that the work meets minimum standards for safe construction. Permits are required for all new construction as well as for specific alterations to existing buildings, which can include structural, plumbing, mechanical and electrical changes.