



**Statement of OLAWA, the Oregon Land And Water Alliance
In Support of Senate Bill 78**

My name is Eva Eagle, and I live northeast of Sisters, Oregon. I am the President of OLAWA, the Oregon Land and Water Alliance. The Oregon Land and Water Alliance is a 501c3 organization, and its purpose is to educate the public to promote and protect the Rule of Law on all local issues relating to land and water use as well as fish and wildlife. I have been authorized to present this testimony in support of this bill on behalf of OLAWA, and its Board of Directors.

As rural homeowners ourselves, OLAWA board members most certainly support the right of rural landowners to replace or modify their homes as they wish. However, far too often what we see is sheer speculation, where a buyer takes land out of production so they can replace a working property with a country estate, whether as a first or as a second home. One result of such transitions is a rise in the price of area farmland, making it more difficult for potential new farmers to get a start.

SB78 proposes one simple change to existing state law, which is to limit any replacement dwelling to an increase no greater than 10% or a floor area of 2500 square feet. We think this is a sensible limitation that will help keep farms from becoming country estates throughout Oregon.

SB78 offers an important tool in the preservation of Oregon's forest and farmland and we strongly urge you to pass it into law.

Thank you for your consideration of our views on this issue.

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