

**END OF 2019 LEGISLATIVE SESSION REPORT PREPARED FOR DRAC
7/18/19**

[HB 2001 EN](#) Pending 7/3/2019 - President signed.

Requires cities with population greater than 25,000 or within Metro area, to allow development of all "middle housing," which includes duplexes, triplexes, quadplexes, "cottage clusters," and townhouses, in areas zoned for residential use that allow for the development of detached single-family dwellings, and duplexes on each lot or parcel zoned for residential use that allows for the development of detached single-family dwellings. City may regulate siting and design, as long as it doesn't "discourage the development of all middle housing types" through unreasonable costs or delay. City must make its land use regulations to conform to these requirements by June 30, 2020. Prohibits local regulation siting and design of accessory dwelling units to include owner-occupancy requirements of either the primary or accessory structure or construction of additional off-street parking. Requires Building Codes Division to establish rules for a municipality to allow conversion of existing single-family dwellings to up to four residential dwelling units built to the Low-Rise Residential Dwelling Code. Requires the building official to approve or deny such an application no later than 15 business days after receiving a complete application. These provisions become operative January 1, 2020.

[HB 2003 EN](#) Pending 7/3/2019 - President signed.

Requires Housing and Community Services Department with Department of Land Conservation and Development and Oregon Department of Administrative Services to develop methodology to conduct regional housing needs analysis and, for certain cities and Metro, to estimate existing housing stock, to establish housing shortage analysis and to estimate needed housing units for next 20 years. Requires City to develop and adopt a housing production strategy outlining the steps the City will take to promote development within the city to address housing needs identified in the housing needs analysis prepared by the state. Allows local governments to permit development of housing on public property under specified conditions.

[HB 2206 EN](#) Pending 7/3/2019 - President signed.

Directs State Fire Marshal to develop and administer program to evaluate condition of buildings after emergency and determine whether buildings may be safely occupied. Permits local jurisdictions to enact local programs that allow building owners to enter into agreements with qualified architects and engineers to determine whether the building is safe to occupy after an emergency.

[HB 2306 EN](#) Passed January 1, 2020 6/21/2019 - Chapter 397, Laws): Effective date January 1, 2020.

Requires city or county to issue residential building permits upon substantial completion of construction of public improvements in residential subdivisions.

[HB 2312 EN](#) Pending 6/26/2019 - President signed.

Requires seller disclosure form to include warning regarding flood insurance.

[HB 2423 EN](#) Passed October 1, 2019 6/21/2019 - Chapter 401, (2019 BDS - Laws): Effective date October 1, 2019.

Adopts Small Home Specialty Code (the 2018 International Residential Code and Appendix Q thereto) to regulate construction of homes not more than 400 square feet in size. Prohibits BCD from adopting rules that amend the Small Home Specialty Code. Requires at least one listed photoelectric smoke alarm for each small home. Treats each small home as a single compartment for purposes of residential fire sparkler design and allows building official to allow increased fire detection and occupancy notification in lieu of fire sprinkler head

[HB 2916 EN](#) Passed June 17, 2019 6/21/2019 - Chapter 411, (2019 BDS - Laws): Effective date June 17, 2019.

Expands transitional housing accommodations allowed inside urban growth boundary to include yurts, huts, cabins, fabric structures, tents and similar accommodations and removes the limitation on the number of transitional housing accommodations a municipality may allow.

[SB 369 EN](#) Passed January 1, 2020 6/17/2019 - Effective date, January 1, 2020.

Modifies definition of "substantial completion" for purposes of statute of limitation for action arising out of construction, alteration or repair of improvement to real property to include the date when a public body issues a certificate of occupancy or the date when the owner uses or occupies the improvement for its intended purpose.

[SB 534 EN](#) Pending 7/3/2019 - Speaker signed.

Requires local governments to allow single-family dwellings within urban growth boundary of city with population greater than 25,000 in residential lots platted and zoned for such uses, unless the local government determines that: (1) the lot cannot be adequately served by water, sewer, storm water drainage or streets, or will not be adequately served at the time that development on the lot is complete; (2) the lot contains a slope of 25% or greater; (3) the lot is within a 100-year floodplain; or (4) the development of the lot is constrained by land use regulations based on statewide land use planning goals related to natural disasters and hazards or natural resources, including air, water, land natural areas or open spaces, but not including historic resources.

[HB 3272 EN](#) Passed January 1, 2020 7/2/2019 - Chapter 447, (2019 Laws): Effective date January 1, 2020.

Limits extension that Land Use Board of Appeals may provide petitioner whose objection to record is denied to 14 days from later of original deadline or date of denial.

[SB 8 EN](#) Passed January 1, 2020 6/10/2019 - Effective date, January 1, 2020.

Requires Land Use Board of Appeals to award local governments and applicants their expenses and attorney fees against petitioners if affirming local government's approval of publicly supporting housing.

[HCR 30 EN](#) Passed 6/14/2019 - Filed with Secretary of State.

In memoriam: Ricky John Best, 1964-2017.