



Commissioner Chloe Eudaly
City of Portland

Commissioner Eudaly Statement Regarding Tiny Home and RV Enforcement 10/16/17

In response to the passage of new legislation and requests from the community, BDS staff will de-prioritize enforcement against tiny homes and begin work on developing code language to permanently allow tiny homes in conformance with recently passed HB 2737 and will de-prioritize enforcement against sleeping in Tiny Homes and RVs on private property throughout the housing emergency. Commissioner Eudaly said, "Housing is a basic need and a human right. We have failed to keep up with demand for affordable housing for decades. As the City Commissioner with responsibility for the Bureau of Development Services, which enforces local building codes, I have asked the bureau to de-prioritize enforcement against tiny homes and people sleeping in RVs parked on private property effective immediately."

BDS staff will use the following guidelines to continue to uphold safety and health standards aimed at protecting occupants of tiny homes and RVs as well as residents and neighbors:

Parking lots of non-residential occupied structures (religious institution, place of worship, business, or public entity)

- Property owner may grant permission for up to three vehicles (vehicle, motorhome, camper trailer, etc.) for sleeping

Properties with Single Family Structures or Duplexes

- Property owner and tenant may grant permission for one vehicle for sleeping.
- Vehicles must be located in legal parking areas on the property (Zoning requirements)

General requirements for all overnight sleeping arrangements

Sanitation

- Property owner shall make available sanitary facilities.
- Options include using sanitary facilities within the structure, pumping holding tanks off-site or having vendor pump out holding tank, or permitting and installing a legal sanitary dump station on site.
- Portable toilets (with ongoing service and maintenance) are only allowed at non-residential properties.

Electrical

- Property owner shall make available electrical connections.
- Options include extension cords from an approved outlet in the home or permitting and installing a pedestal for plug in.
- No hard connections are allowed.
- Use of generators is not allowed
- Property owner shall subscribe to and pay for garbage, recycling, and composting service.
- City may enforce Title 29.50.050 if it determines that the camping activity on the property constitutes a nuisance or other threat to the public welfare.

Commissioner Eudaly authorized the deprioritization of enforcement on Title 29.50.050 Illegal Residential Occupancy.

What Title is being deprioritized:

“Title 29.50.050

When a property has an illegal residential occupancy, including but not limited to occupancy of tents, campers, motor homes, recreational vehicles, or other structures or spaces not intended for permanent residential use or occupancy of spaces constructed or converted without permit, the use shall be abated or the structure brought into compliance with the present regulations for a building of the same occupancy.”

Why Deprioritization of Enforcement of Illegal Residential Occupancy for Tiny Homes & RVs

- Offer creative solutions to affordable housing creation
- Benefit responsible tiny home and RV owners
- Provide safe and sanitary housing for individuals in need

What’s this change for sanitation standards in the city?

- Tiny homes and RVs must meet existing legal dwelling unit standards regarding sanitation, waste disposal, and safe access to grounded utilities.
- Enforcement of existing sanitation for legal dwelling units will continue unchanged.
- Community of tiny homes and RV residents is anecdotally small so sanitation needs are minimal.

What about insurance coverage?

- We expect home owners to ask their individual insurance providers for information on how additions or changes to their property affects their coverage.

What about the noise from the Tiny Home and RV communities?

- existing enforcement regarding current noise ordinances will continue to be prioritized. generators for these homes will not be allowed

For further clarity: The Bureau of Development Services and their staff will use the following guidelines to continue to uphold safety and health standards aimed at protecting occupants of tiny homes and RVs as well as residents and neighbors:

Where:

For residential: Parking lots of non-residential occupied structures (religious institution, place of worship, business, or public entity)

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Who:

Properties with Single Family Structures or Duplexes

- Property owner and tenant may grant permission for one vehicle for sleeping.
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When / how:

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What the electrical requirements of Tiny Homes and RVs are:

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