



# Oregon

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**TO:** The Honorable Shemia Fagan, Chair  
Senate Committee on Housing

**FROM:** Palmer Mason, Senior Policy Advisor

**RE: Senate Bill 534**



This bill amends ORS Chapter 227 so that cities cannot, except for certain circumstances, prohibit the building of a single-family dwelling on lots zoned for such dwellings where the lots are within the urban growth boundary. While the department is not taking a position on this bill, we want to highlight one concern that the committee should consider in its deliberations.

As introduced, SB 534 would not allow a city to prohibit the construction of a single-family dwelling in a floodplain or tsunami inundation zone. To avoid putting people and property at risk, it seems appropriate to allow cities to prohibit the construction of single-family dwellings in these areas. Under Goal 7 of the state land use planning program, cities are required to identify these areas and plan for how any risks can be mitigated. But without the authority to limit development, these efforts to reduce the risks can be undermined. The department recommends amending Section 2 of the bill so that cities can prohibit these dwellings based on land use regulations adopted pursuant to Goal 7.