

HB 2306 -1 STAFF MEASURE SUMMARY

House Committee On Human Services and Housing

Prepared By: Amie FenderSosa, LPRO Analyst

Meeting Dates: 3/18, 3/25

WHAT THE MEASURE DOES:

Defines terms: conditions of development, public improvements, residential subdivision, and substantial completion. Requires a city or county to issue residential building permits to allow for the construction of residential dwellings when 80 percent of the public improvements are completed in a planned residential subdivision. Maintains the authority for a city or county to deny issuance of occupancy permits if all the conditions for development or release of the bond have not been met.

May have revenue impact but statement not yet issued

May have fiscal impact but statement not yet issued

ISSUES DISCUSSED:

- How the measure would expedite building development
- Bond requirement for developers
- Amendment drafted after issues raised by Department of Justice
- Definition of "substantial completion"

EFFECT OF AMENDMENT:

-1 Prohibits a city or county from denying a building permit for a residential dwelling in a residential subdivision if (1) substantial completion of public improvements has occurred, and (2) a bond to secure the completion of the remaining public improvement has been secured.

BACKGROUND:

Landowners in Oregon are required to apply in writing for a permit or zone change for a development project (ORS 215.416). Every application submitted to a county is required to have at least one public hearing to determine approval or denial. This decision is made based on the standards and criteria determined by county zoning ordinances and the comprehensive plan for the area.

House Bill 2306 requires local government to issue residential building permits when certain conditions are met.