

HB 2106 -1, -2 STAFF MEASURE SUMMARY

House Committee On Agriculture and Land Use

Prepared By: Laura Kentnesse, LPRO Analyst

Meeting Dates: 4/9

WHAT THE MEASURE DOES:

Directs Department of Land Conservation and Development to study and make recommendations on provisions of state law related to land use.

ISSUES DISCUSSED:

EFFECT OF AMENDMENT:

-1 Requires that a county permit the establishment of a replacement dwelling for any lawful structure in any area zoned for exclusive farm use (EFU) provided that: the structure was recognized as an existing dwelling in a final order notwithstanding any actual use, removal, demolition or non-existence of the structure before, on, or after January 1, 2020; at no time after the final order and before January 1, 2020 was the structure eligible for a replacement dwelling; and the structure if any, is removed, demolished, or converted into an allowable nonresidential use within three months of the completion of the replacement dwelling. Allows a county to condition the siting of a replacement dwelling to use all or part of the footprint of the replaced structure; minimize the effects on farm and forest uses; or make use of any public or private infrastructure serving the replaced structure, including highways, driveways, utilities, water supply, and sewer and storm drainage systems. Requires the establishment of a replacement dwelling authorized under this section be subject to certain requirements. Allows dog training classes or testing trials to be conducted outdoors or in farm buildings in existence on January 1, 2019, rather than in preexisting farm buildings, for the purposes of permitted uses in EFU-zoned lands.

REVENUE: May have revenue impact, but no statement yet issued

FISCAL: May have fiscal impact, but no statement yet issued

-2 Allows dog training classes or testing trials to be conducted outdoors or in farm buildings in existence on January 1, 2019, rather than in preexisting farm buildings, for the purposes of permitted uses in EFU-zoned lands.

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BACKGROUND: