

HB 3362 A STAFF MEASURE SUMMARY

Carrier: Rep. Conrad

House Committee On Agriculture, Land Use, Natural Resources, and Water

Action Date: 04/04/23

Action: Do pass with amendments. (Printed A-Eng.)

Vote: 8-0-1-0

Yeas: 8 - Gamba, Hartman, Helm, Levy B, Marsh, McLain, Owens, Scharf

Exc: 1 - Boice

Fiscal: Has minimal fiscal impact

Revenue: No revenue impact

Prepared By: Anna Glueder, LPRO Analyst

Meeting Dates: 4/4

WHAT THE MEASURE DOES:

Allows a county to approve an application to validate a unit of land acquired by an innocent purchaser prior to January 1, 2023 if the county, before the acquisition, approved an application for the recognition of the unit of land as a lawfully established unit of land; and approved an application for a property line adjustment to that unit of land, and revoked these approvals after the acquisition by the applicant. Exempts such applications from specified minimum lot or parcel sizes. Sunsets January 2, 2025. Declares emergency, effective on passage.

ISSUES DISCUSSED:

- Consequences for the property seller under the measure
- Cause behind the measure
- Provisions of the measure

EFFECT OF AMENDMENT:

Replaces the measure.

BACKGROUND:

Oregon law provides a process for validating certain divisions and sale of land without adhering to the strict formalities required by law. A county or city may validate the unit of land that was created by a sale if the land was not fully established but could have complied with the applicable criteria for creation of a lawful unit when it was sold, or if a city or county approves a construction or building permit on the unit of land after the sale.

House Bill 3362 A would allow a city or county to approve an application to validate a unit of land that had been approved for creation or recognition that was later revoked after the sale to an innocent purchaser.