

**A-Engrossed**  
**House Bill 3362**

Ordered by the House April 7  
Including House Amendments dated April 7

Sponsored by Representatives CONRAD, WRIGHT; Senator HAYDEN (at the request of Lane County)

**SUMMARY**

The following summary is not prepared by the sponsors of the measure and is not a part of the body thereof subject to consideration by the Legislative Assembly. It is an editor's brief statement of the essential features of the measure.

Allows [*city or*] county to validate unit of land that had been approved for [*creation or*] recognition that was later revoked after sale to innocent purchaser.

**Sunsets January 2, 2025.**

**Declares emergency, effective on passage.**

**A BILL FOR AN ACT**

1  
2 Relating to validation of unit of land acquired by innocent purchaser; and declaring an emergency.

3 **Be It Enacted by the People of the State of Oregon:**

4 **SECTION 1. Section 2 of this 2023 Act is added to and made a part of ORS 92.010 to 92.192.**

5 **SECTION 2. (1) Notwithstanding ORS 92.176 (1) to (3) or (6), a county may approve an**  
6 **application to validate a unit of land if the applicant acquired the land as an innocent pur-**  
7 **chaser prior to January 1, 2023, and the county:**

8 (a) Before the acquisition by the applicant, approved an application for the recognition  
9 of the unit of land as a lawfully established unit of land;

10 (b) Before the acquisition by the applicant, approved an application for a property line  
11 adjustment to adjust the boundary of the unit of land approved in paragraph (a) of this sub-  
12 section; and

13 (c) After the acquisition by the applicant, revoked the approvals under paragraphs (a) and  
14 (b) of this subsection.

15 (2) A unit of land validated under this section may become lawfully established only as  
16 described in ORS 92.176 (5).

17 (3) An application to validate a unit of land under this section is an application for a  
18 permit, as defined in ORS 215.402 or 227.160. An application to a county under this section  
19 is not subject to the minimum lot or parcel sizes established by ORS 215.780.

20 (4) For purposes of subsection (1) of this section, "innocent purchaser" means a person  
21 who purchases land with no reasonable grounds to suspect that the land was not a lawfully  
22 established unit of land and who is not:

23 (a) The person who submitted the application described in subsection (1)(a) of this sec-  
24 tion;

25 (b) A relative, as described in ORS 215.283 (1)(d), of the person described in paragraph (a)  
26 of this subsection; or

27 (c) A business entity that the person described in paragraph (a) of this subsection owns

**NOTE:** Matter in **boldfaced** type in an amended section is new; matter [*italic and bracketed*] is existing law to be omitted.  
New sections are in **boldfaced** type.

1 or maintains any financial interest in.

2 **SECTION 3.** Section 2 of this 2023 Act is repealed on January 2, 2025.

3 **SECTION 4.** This 2023 Act being necessary for the immediate preservation of the public  
4 peace, health and safety, an emergency is declared to exist, and this 2023 Act takes effect  
5 on its passage.

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