

**B-Engrossed**  
**Senate Bill 1564**

Ordered by the Senate March 5  
Including Senate Amendments dated February 19 and March 5

Sponsored by Senators ANDERSON, KNOPP, Representative BREESE-IVERSON (Pre-session filed.)

**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. The statement includes a measure digest written in compliance with applicable readability standards.

Digest: The Act makes LCDC adopt model rules for housing for cities of different sizes. The Act goes into effect when the Governor signs it. (Flesch Readability Score: 67.2).

Requires the Land Conservation and Development Commission to adopt model ordinances for cities of different sizes to implement housing and urbanization requirements. Appropriates moneys to the *[commission for purposes of the Act]* **Department of Land Conservation and Development for the purpose of adopting model ordinances.**

Declares an emergency, effective on passage.

**A BILL FOR AN ACT**

1  
2 Relating to housing; creating new provisions; amending ORS 197A.400 and 227.175; and declaring an  
3 emergency.

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

5 **SECTION 1. Section 2 of this 2024 Act is added to and made a part of ORS chapter 197A.**

6 **SECTION 2. (1)(a) On or before January 1, 2026, the Land Conservation and Development**  
7 **Commission shall adopt three model ordinances providing clear and objective standards for**  
8 **the development of various housing types within an urban growth boundary, including**  
9 **single-family detached housing, middle housing, as defined in ORS 197A.420, accessory**  
10 **dwelling units, as defined in ORS 197A.425, and multifamily housing, that may be readily**  
11 **adopted by a local government in compliance with the requirements of ORS 197.610.**

12 **(b) Among the three model ordinances adopted under this section:**

13 **(A) One must be targeted toward cities with a population of less than 2,500;**

14 **(B) One must be targeted toward cities with a population of 2,500 or greater and less than**  
15 **25,000; and**

16 **(C) One must be targeted toward cities with a population of 25,000 or greater.**

17 **(c) In adopting model ordinances under this section, the commission:**

18 **(A) May consider geographic location and other regional factors; and**

19 **(B) May allow a city to adopt, in whole or in part, a model ordinance targeted toward a**  
20 **larger city.**

21 **(2) A model ordinance adopted under this section is presumed to have clear and objective**  
22 **standards.**

23 **(3) In adopting model ordinances under this section, the commission shall prioritize the**  
24 **principles and considerations under section 9 (2), chapter 13, Oregon Laws 2023.**

25 **SECTION 3. ORS 197A.400 is amended to read:**

**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 197A.400. (1) Except as provided in subsection (3) of this section, a local government may adopt  
2 and apply only clear and objective standards, conditions and procedures regulating the development  
3 of housing, including needed housing, on land within an urban growth boundary. The standards,  
4 conditions and procedures:

5 (a) May include, but are not limited to, one or more provisions regulating the density or height  
6 of a development.

7 (b) May not have the effect, either in themselves or cumulatively, of discouraging needed hous-  
8 ing through unreasonable cost or delay.

9 **(c) May be contained in a comprehensive plan, land use regulation or an ordinance re-**  
10 **lating to housing adopted by a city that adopts, including by reference, a model ordinance**  
11 **adopted by the Land Conservation and Development Commission that comports with any**  
12 **qualifications, conditions or applicability of the model ordinance.**

13 (2) The provisions of subsection (1) of this section do not apply to:

14 (a) An application or permit for residential development in an area identified in a formally  
15 adopted central city plan, or a regional center as defined by Metro, in a city with a population of  
16 500,000 or greater.

17 (b) An application or permit for residential development in historic areas designated for pro-  
18 tection under a land use planning goal protecting historic areas.

19 (3) In addition to an approval process for needed housing based on clear and objective standards,  
20 conditions and procedures as provided in subsection (1) of this section, a local government may  
21 adopt and apply an alternative approval process for applications and permits for residential devel-  
22 opment based on approval criteria that are not clear and objective if:

23 (a) The applicant retains the option of proceeding under the approval process that meets the  
24 requirements of subsection (1) of this section;

25 (b) The approval criteria for the alternative approval process comply with applicable statewide  
26 land use planning goals and rules; and

27 (c) The approval criteria for the alternative approval process authorize a density at or above  
28 the density level authorized in the zone under the approval process provided in subsection (1) of this  
29 section.

30 (4) Subject to subsection (1) of this section, this section does not infringe on a local  
31 government's prerogative to:

32 (a) Set approval standards under which a particular housing type is permitted outright;

33 (b) Impose special conditions upon approval of a specific development proposal; or

34 (c) Establish approval procedures.

35 **SECTION 4.** ORS 197A.400, as amended by section 2, chapter 533, Oregon Laws 2023, is  
36 amended to read:

37 197A.400. (1) Except as provided in subsection (3) of this section, a local government may adopt  
38 and apply only clear and objective standards, conditions and procedures regulating the development  
39 of housing, including needed housing, on land within an urban growth boundary, unincorporated  
40 communities designated in a county's acknowledged comprehensive plan after December 5, 1994,  
41 nonresource lands and areas zoned for rural residential use as defined in ORS 215.501. The stan-  
42 dards, conditions and procedures:

43 (a) May include, but are not limited to, one or more provisions regulating the density or height  
44 of a development.

45 (b) May not have the effect, either in themselves or cumulatively, of discouraging needed hous-

1 ing through unreasonable cost or delay.

2 (c) **May be contained in a comprehensive plan, land use regulation or an ordinance re-**  
3 **lating to housing adopted by a city that adopts, including by reference, a model ordinance**  
4 **adopted by the Land Conservation and Development Commission that comports with any**  
5 **qualifications, conditions or applicability of the model ordinance.**

6 (2) The provisions of subsection (1) of this section do not apply to:

7 (a) An application or permit for residential development in an area identified in a formally  
8 adopted central city plan, or a regional center as defined by Metro, in a city with a population of  
9 500,000 or greater.

10 (b) An application or permit for residential development in historic areas designated for pro-  
11 tection under a land use planning goal protecting historic areas.

12 (3) In addition to an approval process for needed housing based on clear and objective standards,  
13 conditions and procedures as provided in subsection (1) of this section, a local government may  
14 adopt and apply an alternative approval process for applications and permits for residential devel-  
15 opment based on approval criteria that are not clear and objective if:

16 (a) The applicant retains the option of proceeding under the approval process that meets the  
17 requirements of subsection (1) of this section;

18 (b) The approval criteria for the alternative approval process comply with applicable statewide  
19 land use planning goals and rules; and

20 (c) The approval criteria for the alternative approval process authorize a density at or above  
21 the density level authorized in the zone under the approval process provided in subsection (1) of this  
22 section.

23 (4) Subject to subsection (1) of this section, this section does not infringe on a local  
24 government's prerogative to:

25 (a) Set approval standards under which a particular housing type is permitted outright;

26 (b) Impose special conditions upon approval of a specific development proposal; or

27 (c) Establish approval procedures.

28 **SECTION 5.** ORS 227.175 is amended to read:

29 227.175. (1) When required or authorized by a city, an owner of land may apply in writing to the  
30 hearings officer, or such other person as the city council designates, for a permit or zone change,  
31 upon such forms and in such a manner as the city council prescribes. The governing body shall es-  
32 tablish fees charged for processing permits at an amount no more than the actual or average cost  
33 of providing that service.

34 (2) The governing body of the city shall establish a consolidated procedure by which an appli-  
35 cant may apply at one time for all permits or zone changes needed for a development project. The  
36 consolidated procedure [*shall be*] is subject to the time limitations set out in ORS 227.178. The  
37 consolidated procedure shall be available for use at the option of the applicant no later than the  
38 time of the first periodic review of the comprehensive plan and land use regulations.

39 (3) Except as provided in subsection (10) of this section, the hearings officer shall hold at least  
40 one public hearing on the application.

41 (4)(a) A city may not approve an application unless the proposed development of land would be  
42 in compliance with the comprehensive plan for the city and other applicable land use regulation or  
43 ordinance provisions, **including an ordinance described in ORS 197A.400 (1)(c)**. The approval may  
44 include such conditions as are authorized by ORS 227.215 or any city legislation.

45 (b)(A) A city may not deny an application for a housing development located within the urban

1 growth boundary if the development complies with clear and objective standards, including clear and  
2 objective design standards contained in the city comprehensive plan or land use regulations.

3 (B) This paragraph does not apply to:

4 (i) Applications or permits for residential development in areas described in ORS 197A.400 (2);

5 or

6 (ii) Applications or permits reviewed under an alternative approval process adopted under ORS  
7 197A.400 (3).

8 (c) A city may not condition an application for a housing development on a reduction in density  
9 if:

10 (A) The density applied for is at or below the authorized density level under the local land use  
11 regulations; and

12 (B) At least 75 percent of the floor area applied for is reserved for housing.

13 (d) A city may not condition an application for a housing development on a reduction in height  
14 if:

15 (A) The height applied for is at or below the authorized height level under the local land use  
16 regulations;

17 (B) At least 75 percent of the floor area applied for is reserved for housing; and

18 (C) Reducing the height has the effect of reducing the authorized density level under local land  
19 use regulations.

20 (e) Notwithstanding paragraphs (c) and (d) of this subsection, a city may condition an applica-  
21 tion for a housing development on a reduction in density or height only if the reduction is necessary  
22 to resolve a health, safety or habitability issue or to comply with a protective measure adopted  
23 pursuant to a statewide land use planning goal. Notwithstanding ORS 197.350, the city must adopt  
24 findings supported by substantial evidence demonstrating the necessity of the reduction.

25 (f) As used in this subsection:

26 (A) "Authorized density level" means the maximum number of lots or dwelling units or the  
27 maximum floor area ratio that is permitted under local land use regulations.

28 (B) "Authorized height level" means the maximum height of a structure that is permitted under  
29 local land use regulations.

30 (C) "Habitability" means being in compliance with the applicable provisions of the state building  
31 code under ORS chapter 455 and the rules adopted thereunder.

32 (5) Hearings under this section may be held only after notice to the applicant and other inter-  
33 ested persons and shall otherwise be conducted in conformance with the provisions of ORS 197.797.

34 (6) Notice of a public hearing on a zone use application shall be provided to the owner of an  
35 airport, defined by the Oregon Department of Aviation as a "public use airport" if:

36 (a) The name and address of the airport owner has been provided by the Oregon Department  
37 of Aviation to the city planning authority; and

38 (b) The property subject to the zone use hearing is:

39 (A) Within 5,000 feet of the side or end of a runway of an airport determined by the Oregon  
40 Department of Aviation to be a "visual airport"; or

41 (B) Within 10,000 feet of the side or end of the runway of an airport determined by the Oregon  
42 Department of Aviation to be an "instrument airport."

43 (7) Notwithstanding the provisions of subsection (6) of this section, notice of a zone use hearing  
44 need only be provided as set forth in subsection (6) of this section if the permit or zone change  
45 would only allow a structure less than 35 feet in height and the property is located outside of the

1 runway “approach surface” as defined by the Oregon Department of Aviation.

2 (8) If an application would change the zone of property that includes all or part of a mobile  
3 home or manufactured dwelling park as defined in ORS 446.003, the governing body shall give  
4 written notice by first class mail to each existing mailing address for tenants of the mobile home  
5 or manufactured dwelling park at least 20 days but not more than 40 days before the date of the first  
6 hearing on the application. The governing body may require an applicant for such a zone change to  
7 pay the costs of such notice.

8 (9) The failure of a tenant or an airport owner to receive a notice which was mailed [*shall*] **does**  
9 not invalidate any zone change.

10 (10)(a)(A) The hearings officer or such other person as the governing body designates may ap-  
11 prove or deny an application for a permit without a hearing if the hearings officer or other desig-  
12 nated person gives notice of the decision and provides an opportunity for any person who is  
13 adversely affected or aggrieved, or who is entitled to notice under paragraph (c) of this subsection,  
14 to file an appeal.

15 (B) Written notice of the decision shall be mailed to those persons described in paragraph (c)  
16 of this subsection.

17 (C) Notice under this subsection shall comply with ORS 197.797 (3)(a), (c), (g) and (h) and shall  
18 describe the nature of the decision. In addition, the notice shall state that any person who is ad-  
19 versely affected or aggrieved or who is entitled to written notice under paragraph (c) of this sub-  
20 section may appeal the decision by filing a written appeal in the manner and within the time period  
21 provided in the city’s land use regulations. A city may not establish an appeal period that is less  
22 than 12 days from the date the written notice of decision required by this subsection was mailed.  
23 The notice shall state that the decision will not become final until the period for filing a local appeal  
24 has expired. The notice also shall state that a person who is mailed written notice of the decision  
25 cannot appeal the decision directly to the Land Use Board of Appeals under ORS 197.830.

26 (D) An appeal from a hearings officer’s decision made without hearing under this subsection  
27 shall be to the planning commission or governing body of the city. An appeal from such other person  
28 as the governing body designates shall be to a hearings officer, the planning commission or the  
29 governing body. In either case, the appeal shall be to a de novo hearing.

30 (E) The de novo hearing required by subparagraph (D) of this paragraph shall be the initial  
31 evidentiary hearing required under ORS 197.797 as the basis for an appeal to the Land Use Board  
32 of Appeals. At the de novo hearing:

33 (i) The applicant and other parties shall have the same opportunity to present testimony, argu-  
34 ments and evidence as they would have had in a hearing under subsection (3) of this section before  
35 the decision;

36 (ii) The presentation of testimony, arguments and evidence [*shall*] **may** not be limited to issues  
37 raised in a notice of appeal; and

38 (iii) The decision maker shall consider all relevant testimony, arguments and evidence that are  
39 accepted at the hearing.

40 (b) If a local government provides only a notice of the opportunity to request a hearing, the  
41 local government may charge a fee for the initial hearing. The maximum fee for an initial hearing  
42 shall be the cost to the local government of preparing for and conducting the appeal, or \$250,  
43 whichever is less. If an appellant prevails at the hearing or upon subsequent appeal, the fee for the  
44 initial hearing shall be refunded. The fee allowed in this paragraph [*shall*] **does** not apply to appeals  
45 made by neighborhood or community organizations recognized by the governing body and whose

1 boundaries include the site.

2 (c)(A) Notice of a decision under paragraph (a) of this subsection shall be provided to the ap-  
3 plicant and to the owners of record of property on the most recent property tax assessment roll  
4 where such property is located:

5 (i) Within 100 feet of the property that is the subject of the notice when the subject property  
6 is wholly or in part within an urban growth boundary;

7 (ii) Within 250 feet of the property that is the subject of the notice when the subject property  
8 is outside an urban growth boundary and not within a farm or forest zone; or

9 (iii) Within 750 feet of the property that is the subject of the notice when the subject property  
10 is within a farm or forest zone.

11 (B) Notice shall also be provided to any neighborhood or community organization recognized by  
12 the governing body and whose boundaries include the site.

13 (C) At the discretion of the applicant, the local government also shall provide notice to the  
14 Department of Land Conservation and Development.

15 (11) A decision described in ORS 227.160 (2)(b) shall:

16 (a) Be entered in a registry available to the public setting forth:

17 (A) The street address or other easily understood geographic reference to the subject property;

18 (B) The date of the decision; and

19 (C) A description of the decision made.

20 (b) Be subject to the jurisdiction of the Land Use Board of Appeals in the same manner as a  
21 limited land use decision.

22 (c) Be subject to the appeal period described in ORS 197.830 (5)(b).

23 (12) At the option of the applicant, the local government shall provide notice of the decision  
24 described in ORS 227.160 (2)(b) in the manner required by ORS 197.797 (2), in which case an appeal  
25 to the board shall be filed within 21 days of the decision. The notice shall include an explanation  
26 of appeal rights.

27 (13) Notwithstanding other requirements of this section, limited land use decisions [*shall be*] **are**  
28 subject to the requirements set forth in ORS 197.195 and 197.828.

29 **SECTION 6. Notwithstanding any other provision of law, the General Fund appropriation**  
30 **made to the Department of Land Conservation and Development by section 1 (1), chapter 455,**  
31 **Oregon Laws 2023, for the biennium ending June 30, 2025, for the planning program, is in-**  
32 **creased by \$550,000 for the purpose of adopting model ordinances.**

33 **SECTION 7. This 2024 Act being necessary for the immediate preservation of the public**  
34 **peace, health and safety, an emergency is declared to exist, and this 2024 Act takes effect**  
35 **on its passage.**

36