

SB 78 STAFF MEASURE SUMMARY

Senate Committee On Natural Resources and Wildfire

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Meeting Dates: 3/6

WHAT THE MEASURE DOES:

The measure adds size limitations to replacement dwellings located on lands zoned for farm or forest use, establishing a maximum size of no more than 2,500 square feet or not more than 10% percent of the floor area being replaced.

ISSUES DISCUSSED:

EFFECT OF AMENDMENT:

No amendment.

BACKGROUND:

Current law does not impose size restrictions on replacement homes in farm or forest zones. Under Oregon Revised Statutes 215.291 (Alteration, Restoration, or replacement of lawfully established dwelling), replacement dwellings can be placed anywhere on the same lot, must meet applicable siting standards (without prohibiting the dwelling's siting), and must adhere to established construction standards if located in high or extreme wildfire risk areas. Oregon Administrative Rules 660-006-0029 (Siting standards for dwellings and structures in forest zones) require dwellings to be sited in ways that minimize impact on nearby land, support agricultural and forest activities, reduce land use for access and service roads, and address wildfire risks.