

SB 737 STAFF MEASURE SUMMARY

Senate Committee On Housing and Development

Prepared By: Kaia Maclaren, LPRO Analyst

Meeting Dates: 3/31

WHAT THE MEASURE DOES:

The measure increases the radius, from 100 feet to 300 feet, around a proposed middle housing land division for which notice of the division must be given to property owners. The measure requires additional information to be provided in the notice.

Detailed Summary:

Increases the radius, from 100 feet to 300 feet, around a proposed middle housing land division for which notice of the division must be given to property owners. Requires that the notice for middle housing land division application additionally include:

- the conditions under which the application may be denied;
- an explanation that the local government must approve and application that is complete and meets requirements;
- the local government's assessment of whether:
 - the application will trigger the need for a traffic study;
 - the application will trigger the need for infrastructure enhancements; and
- where residents who receive the notices can get more information about how systems development charges may be applied to the development, and how traffic and infrastructure needs are assessed.

Declares emergency, effective on passage.

Revenue Impact: May have revenue impact, but no statement yet issued

Fiscal Impact: May have fiscal impact, but no statement yet issued

ISSUES DISCUSSED:

EFFECT OF AMENDMENT:

No amendment.

BACKGROUND:

A Middle Housing Land Division (MHLD) is an expedited land division of a lot or parcel to develop middle housing. [“Middle housing”](#) is a housing type that includes duplexes, triplexes, quadplexes, cottage clusters, and townhouses, but not large apartment complexes. MHLD provides an opportunity to increase housing supply in developed neighborhoods and can blend in well with detached single-family dwellings. In 2019, the Legislative Assembly enacted [House Bill 2001](#), requiring cities and counties within a metropolitan service district to allow the development of middle housing on lands zoned for detached single-family residential use within an urban growth boundary. The measure required cities and counties to amend their comprehensive plan and land use regulations to conform with the requirements, or to use a model ordinance. The measure allowed local governments to regulate the siting and design of middle housing, but it did not address regulatory barriers to selling; for example, the ability to sell both units of a duplex as two individual homes when the real property was not subdivided or partitioned into two discrete lots or parcels. In 2021, [Senate Bill 458](#) addressed some regulatory barriers, including the lot-division barrier by establishing the conditions under which local governments must allow divisions of real property for new middle housing development on lots and parcels in residential zones, and designating MHLD as

an expediated land-use decision. The bill required the local government to provide written notice to property owners within a 100-foot radius of the site of the proposed MHL.

PRELIMINARY