

SB 1095 A -A3 STAFF MEASURE SUMMARY

Senate Committee On Finance and Revenue

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Meeting Dates: 4/16, 6/4

WHAT THE MEASURE DOES:

Allows cities and counties to impose any fee on single-family housing, middle housing, and condominiums that are vacant for more than 180 days in a calendar year. Exempts newly constructed, converted, or rehabilitated homes from the fee. Allows cities and counties to exempt any other homes from the fee. Requires fee revenue to be used for administration of the vacant home fee program and development of housing affordable to households that have 80 to 130 percent of area median income. Takes effect on the 91st day after sine die.

ISSUES DISCUSSED:

- Local options
- Fee amount and behavioral change
- Home rule authority and nuisance laws
- Property rights
- Use case outcomes
- Working class housing
- Housing affordability

EFFECT OF AMENDMENT:

-A3 Clarifies for any home occupied as a primary residence, that “vacant” does not mean unoccupied or empty of personal property due to the occupant’s: health, active military service, duties as an emergency first responder, or relocation for work by an occupant who intends to occupy the residence when the relocation ends. Clarifies for any home that “vacant” does not mean unoccupied or empty of personal property when the home is: offered for sale, the subject of a pending suit or proceedings for foreclosure of liens against the home, being disposed of after the death of the occupant, the subject of pending court proceedings related to rights to occupy or own the home, or being remodeled. Increases number of days that a subject noncommercial residence must be vacant in a calendar year to be considered a “vacant home” from more than 180 days to more than 360 days.

BACKGROUND:

There are about 1.9 million housing units in Oregon, about seven percent of which are in existing residential properties which have four housing units or less and are vacant for at least six months per year. About 60,000 units are held off the market for at least six months per year for occasional use, storage, or because the owner’s usual residence is elsewhere. Additionally, about 65,000 units are seasonally vacant for at least six months per year, including housing units for resort areas, farm labor, and mobile homes.