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To: Transportation and Economic Development Subcommittee
From: Haylee Morse-Miller, Legislative Fiscal Office
Date: June 10, 2025
Subject: HB 2258 – Relating to housing
Work Session Recommendations

HB 2258 requires the Department of Land Conservation and Development (DLCD) to adopt initial rules by January 1, 2027 related to development of specific residential buildings. Rules would require local governments to issue a land use decision approving the development of these specified residential development types on vacant lots or parcels within an urban growth boundary that are zoned to allow residential use, meet slope and size requirements, and are not identified as natural hazard, environmentally sensitive, or scenic areas. The residential development types include buildings such as accessory dwelling units, multiunit dwellings of six to 12 units, those meeting specific square footage caps, and others. The rules may specify development requirements, including for the development process, allowable variations or adjustments, design standards, limits on land use, and standards for tree removal or planting.

The - A4 amendment includes \$631,806 General Fund for DLCD to hire two positions (1.84 FTE). This includes a permanent full-time Planner 3 position to direct rulemaking, and a full-time limited duration Administrative Specialist 2 to support the program. Funding would also be used to support rulemaking facilitation and other costs.

Amendment

LFO recommends adoption of the –A4 amendment.

MOTION: I move adoption of the –A4 amendment to HB 2258. *(vote)*

Final Subcommittee Action

LFO recommends that HB 2258, as amended by the –A4 amendment, be moved to the Ways and Means Full Committee.

MOTION: I move HB 2258, as amended, to the Full Committee with a do pass recommendation. *(vote)*

Carriers

Full Committee: _____

House Floor: _____

Senate Floor: _____