

SUBCOMMITTEE RECOMMENDATION

HB 2138

Relating to land use

To: Ways and Means Full Committee
From: Transportation and Economic Development Subcommittee
Carrier: Representative Gomberg

HB 2138 requires certain cities, counties, and Metro to allow development of middle housing on lots and parcels zoned for residential use. The measure modifies notice and appeal requirements for development of middle housing and makes a variety of other changes related to middle housing development and land division. The Land Conservation and Development Commission is required to adopt rules by January 1, 2028.

The amendment includes two General Fund appropriations to the Department of Land Conservation and Development.

- \$2.4 million General Fund is provided to support three permanent, full-time Planner positions for rule development and assistance for local governments to align code updates with statutory requirements
- \$1.5 million General Fund is provided for technical assistance grants to local governments for middle housing-related work.

The Transportation and Economic Development Subcommittee recommends HB 2138 be amended by the –A8 amendment and be reported out do pass, as amended.