

HB 2658 -5 STAFF MEASURE SUMMARY

Senate Committee On Rules

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Meeting Dates: 6/16, 6/17

WHAT THE MEASURE DOES:

The measure prohibits cities or counties with a population of 15,000 or greater from conditioning a permit or a zone change on the development of an improvement project that has already been financed, planned, or approved. Applies to all cities and counties beginning January 1, 2031.

ISSUES DISCUSSED:

EFFECT OF AMENDMENT:

-5 The amendment replaces the measure. It prohibits a municipality with a population of 15,000 or greater from requiring in a permit or conditioning a permit to renovate or alter an existing building to install or have installed a **frontage improvement** if the project does not result in an increase to the building's square footage or footprint, the cost of the alteration does not exceed \$150,000 (adjusted annually), and existing or proposed uses for the building do not result in a change to the occupancy classification group. The prohibition does not apply to listed conditions a municipality may impose upon a construction permit or requirements for the municipality to comply with the Americans with Disabilities Act. If a municipality or the Department of Transportation require a person to install a frontage improvement, they are required to coordinate with the person to determine if design, engineering, or construction plans already exist for required frontage improvements. On January 1, 2031, the provisions are applied to all municipalities, not just those with a population greater than 15,000.

BACKGROUND:

Oregon law requires developers to obtain permits from local building departments for a range of installations, alterations, and construction performed on structures to ensure that the work meets minimum standards for safe construction. Permits are required for all new construction as well as for specific alterations to existing buildings, which can include structural, plumbing, mechanical and electrical changes. ORS 215.416 and ORS 227.175 requires cities and counties to establish consolidated procedures for permits or zone changes, including permit fees, the public hearing process, and permit requirements.