

SB 75 A STAFF MEASURE SUMMARY

Carrier: Sen. Golden

Senate Committee On Natural Resources and Wildfire

Action Date: 04/03/25

Action: Do pass with amendments. (Printed A-Eng.)

Vote: 5-0-0-0

Yeas: 5 - Girod, Golden, Nash, Prozanski, Taylor

Fiscal: Has minimal fiscal impact

Revenue: No revenue impact

Prepared By: Alexa Piscanio, LPRO Analyst

Meeting Dates: 3/27, 4/3

WHAT THE MEASURE DOES:

The measure removes references to the statewide wildfire hazard map and map-related provisions in statutes authorizing a county to approve accessory dwelling units (ADUs) and replacement dwellings in high wildfire hazard zones.

Detailed Summary

- Removes requirement for ADUs to comply with any applicable state or local defensible space standards if identified on the statewide wildfire hazard map as located in a wildland-urban interface area.
- Removes requirement for ADUs or replacement dwellings to be altered, restored, or replaced to comply with the construction provisions in section R327 of the Oregon Residential Specialty Code in area identified as a high wildfire hazard zones on the statewide wildfire hazard map, or if no map has been adopted.

ISSUES DISCUSSED:

- Senate Bill 83 (2025) and Senate Bill 762 (2021)
- Statewide wildfire maps

EFFECT OF AMENDMENT:

The amendment replaces the measure and removes references to the statewide wildfire hazard map and map-related provisions in statutes authorizing a county to approve accessory dwelling units (ADUs) and replacement dwellings in high wildfire hazard zones.

BACKGROUND:

ORS 477.490 (Statewide Wildfire Hazard Map) directs the Oregon Department of Forestry and Oregon State University to develop and maintain a comprehensive statewide wildfire hazard map to educate Oregon residents and property owners about the residents' and owners' wildfire exposure, assist in prioritizing fire adaptation and mitigation resources for the most vulnerable locations, and to identify where defensible space and fire hardening standards and codes will apply.

The map, re-published January 7, 2025, displays three wildfire risk classes of high, moderate, and low, based on weather, climate, topography, and vegetation.

Under current law, properties that are both high hazard and in the wildland-urban-interface are required to meet enhanced defensible space standards (ORS 476.392) and home hardening codes (ORS 455.612).

ORS 215.495: Accessory Dwelling Units provides restrictions and requirements for rural residential development of Accessory Dwelling Units (ADUs). It requires that any lot or parcel that would be developed for ADUs comply with Oregon Residential Specialty Code R327 for wildfire hazard mitigation, which provides minimum standards for dwellings and their accessory structures located in or adjacent to areas subject to wildfires to reduce or eliminate hazards. ORS 215.495 also requires ADUs to have adequate access for firefighting equipment, safe

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evacuation, and staged evacuation areas.

ORS 215.291: Alteration, restoration or replacement of lawfully established dwelling, similarly provides restrictions and requirements for the restoration of replacement of a dwelling, requiring that they must adhere to construction provisions of section R327 of the Oregon Residential Specialty Code if the dwelling is in an area of extreme or high wildfire risk, or if no statewide wildfire risk map has been adopted.