



Legislative Fiscal Office  
83<sup>rd</sup> Oregon Legislative Assembly  
2025 Regular Session

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**Bill Title:** Relating to housing.

**Government Unit(s) Affected:** Department of Land Conservation and Development, Department of Consumer and Business Services, Judicial Department, Land Use Board of Appeals, Department of Justice, Counties, Cities

**Summary of Fiscal Impact**

2025-27 Biennium	General Fund	Lottery Funds	Other Funds	Federal Funds	Total Funds	Positions	FTE
Department of Land Conservation and Development	\$ 631,806	\$ -	\$ -	\$ -	\$ 631,806	2	1.84
<b>Total Fiscal Impact</b>	<b>\$ 631,806</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 631,806</b>	<b>2</b>	<b>1.84</b>

2027-29 Biennium	General Fund	Lottery Funds	Other Funds	Federal Funds	Total Funds	Positions	FTE
Department of Land Conservation and Development	\$ 326,144	\$ -	\$ -	\$ -	\$ 326,144	1	1.00
<b>Total Fiscal Impact</b>	<b>\$ 326,144</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 326,144</b>	<b>1</b>	<b>1.00</b>

- The fiscal impact to counties is indeterminate.

**Measure Description**

The measure authorizes the Land Conservation and Development Commission (LCDC) to adopt rules requiring local governments to issue a land use decision, notwithstanding laws or rules to the contrary, approving the development of specified residential development types on certain lots or parcels under specified conditions. Any such rule may only pertain to lots or parcels that are lawfully established units of land, subject to specified criteria. The residential development types that may be approved may only include attached or detached housing; types with a specific buildable area; multiunit dwellings with more than six and fewer than 12 units; housing that complies with minimum density requirements; and housing types with approved building plans. For the approved residential development types, LCDC may specify local government processes that apply to the development; applicable design standards and scope of design review; allowable variations or adjustments; limits on land use; and standards for tree removal. In adopting rules, LCDC shall coordinate with the review of building construction plans by the Department of Consumer and Business Services (DCBS).

The measure authorizes DCBS to designate a process by which an applicant for a building permit for a specified residential structure type may receive building construction plan approval from a municipality. In implementing this provision, DCBS may coordinate with approvals of land use plans by LCDC.

**Fiscal Analysis**

The fiscal impact of the measure is \$631,806 General Fund and two positions (1.84 FTE) in the 2025-27 biennium, and \$326,144 General Fund and one position (1.00 FTE) in the 2027-29 biennium.

To implement the provisions of the measure, the Department of Land Conservation and Development (DLCD) will need two full-time positions, including one full-time, permanent Planner 3 position (0.92 FTE) to direct and lead a rulemaking advisory committee to implement the measure and oversee the rollout of the Oregon Homes program in cities across the state; and one full-time, limited duration Administrative Specialist 2 position (0.92 FTE) to provide clerical support to the rulemaking advisory committee and support to the Planner 3 position with the rollout of the Oregon Homes program. The Administrative Specialist 2 position will be phased out at the end of the 2025-27 biennium. The estimated cost of these positions, including position-related services and supplies, is \$481,806 General Fund in the 2025-27 biennium and \$326,144 General Fund in the 2027-29 biennium. In addition, DLCD will need an estimated \$150,000 for services and supplies expenditures in the 2025-27 biennium to provide support services to the rulemaking advisory committee, including facilitation, member support, and environmental impact statements, and additional legal services.

The fiscal impact to counties is indeterminate. The measure would require counties to update their building codes and ordinances to allow these types of units in specified locations, at an estimated cost of \$10,000 per county. In addition, counties would be required to monitor these sites for compliance to ensure they meet these new requirements. However, the amount of work required would depend on the amount of specified housing units developed in each county.

The measure is anticipated to have a minimal fiscal impact on cities, DCBS, the Land Use Board of Appeals, Department of Justice, and Oregon Judicial Department.

**Relevant Dates**

The measure declares an emergency and takes effect on passage.

LCDC shall adopt initial rules implementing the measure by January 1, 2027.