

**HB 2658 STAFF MEASURE SUMMARY**

**Carrier:** Rep. Evans

**House Committee On Emergency Management, General  
Government, and Veterans**

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**Action Date:** 04/08/25

**Action:** Do Pass.

**Vote:** 7-0-0-0

**Yeas:** 7 - Boice, Evans, Grayber, Lewis, Skarlatos, Tran, Watanabe

**Fiscal:** Has minimal fiscal impact

**Revenue:** No revenue impact

**Prepared By:** Beverly Anderson, LPRO Analyst

**Meeting Dates:** 4/3, 4/8

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**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.

**ISSUES DISCUSSED:**

- Examples of projects that were impacted by conditioned permits
- Concerns about the impacts on small business owners
- Concerns about shifting public improvements to a permit applicant

**EFFECT OF AMENDMENT:**

No amendment.

**BACKGROUND:**

Oregon Revised Statutes 215.416 and 227.175 allow counties and cities to condition an application for a housing development on a reduction in density or height only if the reduction is necessary to resolve a health, safety, or habitability issue or to comply with a protective measure adopted pursuant to a statewide land use planning goal. Notwithstanding ORS 197.350, the county and city must adopt findings supported by substantial evidence demonstrating the necessity of the reduction.