

HB 3505 A STAFF MEASURE SUMMARY
Senate Committee On Housing and Development

Carrier: Sen. Anderson

Action Date: 04/28/25

Action: Do pass the A-Eng bill.

Vote: 5-0-0-0

Yeas: 5 - Anderson, Broadman, Nash, Patterson, Pham

Fiscal: Has minimal fiscal impact

Revenue: No revenue impact

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Meeting Dates: 4/16, 4/28

WHAT THE MEASURE DOES:

The measure prohibits local governments from imposing or increasing a system development charge for the installation of a National Fire Protection Association 13D residential fire sprinkler system, or for the difference between the increased capacity of a water meter required by the fire sprinkler system and the capacity of the water meter that would be required for the dwelling without the fire sprinkler system installed.

ISSUES DISCUSSED:

- Conditions under which a systems development charge (SDC) may be levied
- Methods of calculating the SDC based on water meter capacity under current regulations
- Residential fire safety regulations and circumstances under which sprinkler systems are required

EFFECT OF AMENDMENT:

No amendment.

BACKGROUND:

System Development Charges (SDCs) are one-time fees that local governments and utilities charge to new developments to help pay for the increased infrastructure required. These charges are intended to fund the expansion of public facilities, ensuring that new developments contribute their fair share to the costs of roads, water, sewer, stormwater, and parks. SDCs in Oregon are authorized under ORS 223.297 to 223.314, which sets out guidelines for how local governments can establish and administer these fees.

The National Fire Protection Association 13D standard establishes the minimum requirements for the installation of automatic fire sprinkler systems in one- and two-family dwellings and manufactured homes. It is designed specifically for life safety, meaning its primary goal is to allow residents enough time to escape during a fire.