

SB 1066 A STAFF MEASURE SUMMARY

Carrier: Rep. Walters

House Committee On Early Childhood and Human Services

Action Date: 05/20/25

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

Vote: 9-0-0-0

Yeas: 9 - Elmer, Hartman, Javadi, McIntire, Nelson, Nosse, Ruiz, Scharf, Walters

Fiscal: No fiscal impact

Revenue: No revenue impact

Prepared By: Taylor Bickel, LPRO Analyst

Meeting Dates: 5/1, 5/20

WHAT THE MEASURE DOES:

The measure extends to January 2, 2029, the exemption for adult foster homes (AFHs) and residential training homes from state building code requirements to install automatic sprinkler systems. It extends the exemption to apply to AFHs and residential training homes that were licensed prior to July 1, 2028. The measure declares an emergency and is effective on passage.

ISSUES DISCUSSED:

- Resident safety and the ability to evacuate in case of a fire
- Cost to install automatic sprinkler systems in residential homes

EFFECT OF AMENDMENT:

The amendment replaces the measure. The amendment extends to January 2, 2029, rather than makes permanent, the exemption for adult foster homes (AFHs) and residential training homes from state building code requirements to install automatic sprinkler systems. It extends the exemption to apply to AFHs and residential training homes that were licensed prior to July 1, 2028.

BACKGROUND:

Residential training homes, as defined in [ORS 443.400](#), are 24-hour residential facilities that provide supportive living environments for up to five individuals with intellectual or developmental disabilities. Residential training homes are licensed by the Office of Developmental Disabilities Services (ODDS) under the Oregon Department of Human Services (ODHS). [According to ODDS](#), services provided in these homes include assistance with health, safety, dietary, behavioral, mental health, and recreational needs; coordination with education and employment; and additional services based on an individual's needs, such as nursing, occupational, or speech therapy.

Adult foster homes (AFH), like residential training homes, are supportive living environments located in single-family homes for up to five individuals with physical, intellectual, or developmental disabilities or mental health conditions ([ORS 443.705](#)). AFHs are primarily intended to assist residents with activities of daily living (ADLs), such as eating, dressing, grooming, bathing, and mobility. Depending on the services provided and the population served, adult foster homes may be licensed by the [Oregon Health Authority](#), the [Aging and People with Disabilities](#) division of ODHS, or [ODDS](#).

[Senate Bill 1548 \(2022\)](#) created an exemption for residential training homes and adult foster homes in the state building code that requires single-family homes to install automatic sprinkler systems. [Senate Bill 1521 \(2024\)](#) extended the timeline to include operators that were licensed before July 1, 2026, and extended the sunset on this exemption to January 2, 2027.