

HB 2658 STAFF MEASURE SUMMARY

Senate Committee On Housing and Development

Action Date: 05/21/25

Action: Without recommendation as to passage and request referral to Rules.

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: 5/14, 5/21

WHAT THE MEASURE DOES:

The measure prohibits cities or counties from conditioning a permit or a zone change for a single lot or parcel on the development of a project that has already been financed (in whole or part), approved, or has had procurement initiated. This prohibition applies to cities and counties with a population of 15,000 or more, and beginning January 1, 2031, applies to all cities and counties regardless of population size.

ISSUES DISCUSSED:

- Provisions of the measure

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. Even noting [ORS 197.350](#)—which otherwise places the burden of persuasion or proof on the party appealing a land use decision—the county and city must adopt findings supported by substantial evidence demonstrating the necessity of the reduction.