



## Open Government Impact Statement

83rd Oregon Legislative Assembly  
2025 Regular Session

## Measure: HB 2138 - B

Only impacts on Original or Engrossed  
Versions are Considered Official

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### SUMMARY

Digest: This Act allows for denser home building in cities and requires the LCDC to adopt rules. (Flesch Readability Score: 68.9).

Expands allowable middle housing and expands middle housing requirements to include urban unincorporated lands. Expands allowable single room occupancies. Establishes dates by which local governments must implement changes.

Makes retroactive the prohibition on private restrictions, including restrictions in governing documents of planned communities, that would limit middle housing, accessory dwelling units or housing density. Becomes operative January 1, 2027.

Reforms expedited land division provisions and makes such divisions land use decisions that are exempt from hearing requirements and appeals by opponents.

Allows for plats that consolidate a land division and a middle housing land division and requires review within 120 days.

Requires the Land Conservation and Development Commission to adopt rules by January 1, 2028, to promote housing development and implement various provisions of this Act. Increases appropriations for rulemaking and for technical assistance grants.

Declares an emergency, effective on passage.

## **NOTICE OF NO OPEN GOVERNMENT IMPACT**