

# House Bill 3757

Sponsored by Representative EDWARDS

## SUMMARY

The following summary is not prepared by the sponsors of the measure and is not a part of the body thereof subject to consideration by the Legislative Assembly. It is an editor's brief statement of the essential features of the measure **as introduced**. The statement includes a measure digest written in compliance with applicable readability standards.

Digest: This Act allows splitting rural lands into up to five lots for homes if built before 2029. (Flesch Readability Score: 60.1).

Allows owners of rural land on which a dwelling is sited to divide the land to add up to four additional dwellings. Requires that the development of each dwelling be substantially completed on or before December 31, 2028. Invalidates divisions of land if the development is incomplete.

Sunsets January 2, 2029.

## A BILL FOR AN ACT

Relating to division of rural lands for dwellings.

**Be It Enacted by the People of the State of Oregon:**

**SECTION 1.** Section 2 of this 2025 Act is added to and made a part of ORS chapter 215.

**SECTION 2.** (1) Notwithstanding any minimum lot size under ORS chapter 197 or this chapter, a county shall approve under this section, the partition or subdivision under ORS chapter 92 of any lot or parcel that:

(a) Is larger than three acres;

(b) Contains a lawfully established dwelling unit; and

(c) Is not within an urban growth boundary or urban or rural reserve.

(2) A partition or subdivision under this section must create between two and five resulting lots or parcels, each of which must contain a dwelling unit, including a manufactured dwelling or a small home as defined in ORS 455.616 and including the previously established dwelling unit.

(3) Notwithstanding any other provision of ORS chapter 197 or this chapter, a dwelling unit may be established on a lot or parcel developed under this section.

(4) Any recorded instrument consisting of or creating a final or tentative subdivision, partition, plat or replat under this section must include a notice in substantially the following form:

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This instrument is subject to being rendered void under section 3 of this 2025 Act if all development is not substantially completed on or before December 31, 2028.

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**SECTION 3.** (1) If, on or before December 31, 2028, each dwelling unit that is required under section 2 (2) of this 2025 Act is not substantially developed, a partition or subdivision of land made under section 2 of this 2025 Act is void and without effect and any lots or par-

**NOTE:** Matter in **boldfaced** type in an amended section is new; matter *[italic and bracketed]* is existing law to be omitted. New sections are in **boldfaced** type.

1 cels created by the subdivision or partition are unlawful. The original lot or parcel divided  
2 under section 2 of this 2025 Act shall remain a lawful unit of land.

3 (2) If the partition or subdivision is rendered void under this section, any dwellings or  
4 buildings developed or partially developed that could not have been developed but for section  
5 2 of this 2025 Act are unlawful. Such buildings are subject to remedies against buildings in  
6 violation of an ordinance as described in ORS 215.185.

7 SECTION 4. Section 2 of this 2025 Act is repealed on January 2, 2029.  
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