

**A-Engrossed**  
**Senate Bill 1095**

Ordered by the Senate April 3  
Including Senate Amendments dated April 3

Sponsored by Senator BROADMAN; Senators ANDERSON, JAMA, Representative GAMBA

**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. The statement includes a measure digest written in compliance with applicable readability standards.

Digest: The Act would let cities and counties impose a fee on homes that are vacant for more than 180 days in a calendar year. (Flesch Readability Score: 69.6).

Authorizes cities and counties to impose a fee on noncommercial residences that are vacant for more than 180 consecutive or cumulative days in a calendar year.

Takes effect on the 91st day following adjournment sine die.

**A BILL FOR AN ACT**

1  
2 Relating to vacant home fees; and prescribing an effective date.

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

4 **SECTION 1. (1) As used in this section:**

5 (a) **"Subject noncommercial residence" does not include:**

6 (A) **Newly constructed, converted or rehabilitated residences that have not been occupied**  
7 **since the completion of the construction, conversion or rehabilitation.**

8 (B) **Residences that contain more dwelling units than a quadplex, other than condomin-**  
9 **iums as defined in ORS 100.005.**

10 (b) **"Vacant" means:**

11 (A) **Unoccupied, other than by reason of health, active military service or a first**  
12 **responder's duties in an officially declared emergency;**

13 (B) **Empty of personal property; or**

14 (C) **Occupied without the knowledge or consent of the owner.**

15 (c) **"Vacant home" means a subject noncommercial residence that is vacant for more**  
16 **than 180 consecutive or cumulative days in a calendar year.**

17 (2)(a) **The governing body of a city or county may adopt an ordinance or resolution under**  
18 **which a fee is imposed on a vacant home per year of vacancy.**

19 (b) **The fee may give rise to a lien against the vacant home.**

20 (c) **The ordinance or resolution may include additional exemptions and exclusions from**  
21 **the fee.**

22 (3) **The city or county may use fee revenues only for:**

23 (a) **Administration of the vacant home fee program; and**

24 (b) **Development and construction of housing units affordable to households with an an-**  
25 **ual income between 80 and 130 percent of the annual area median income in the city or**  
26 **county.**

**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        **SECTION 2.** This 2025 Act takes effect on the 91st day after the date on which the 2025  
2 regular session of the Eighty-third Legislative Assembly adjourns sine die.  
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