

Senate Bill 444

Sponsored by Senator PATTERSON, Representative NERON; Senator CAMPOS, Representative HUDSON (Presession filed.)

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: Tells two state agencies to set rules for making housing easier to access and use for people with disabilities. Takes effect 91 days after the session ends. (Flesch Readability Score: 61.5).

Requires the Director of the Department of Consumer and Business Services to adopt rules to conform the state building code to accessibility requirements under the Fair Housing Act and to certain American National Standards Institute standards for housing accessibility.

Prohibits the Housing and Community Services Department from funding new rental housing that is a subsidized development unless the housing meets specified accessibility standards.

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

A BILL FOR AN ACT

1
2 Relating to accessibility standards for housing; creating new provisions; amending ORS 456.510; and
3 prescribing an effective date.

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

5 **SECTION 1. Section 2 of this 2025 Act is added to and made a part of ORS 447.210 to**
6 **447.280.**

7 **SECTION 2. The Director of the Department of Consumer and Business Services shall**
8 **adopt rules to conform the structural code to the following requirements:**

9 (1) **At least 10 percent of the dwelling units or sleeping units in Group R-2 buildings, or**
10 **at least one dwelling unit or sleeping unit in a building with more than 10 dwelling units or**
11 **sleeping units, must be Type A dwelling units or sleeping units, as described in the American**
12 **National Standards Institute standard A117.1, as amended and in effect on the effective date**
13 **of this 2025 Act.**

14 (2) **In multifamily housing with three or more dwelling units or sleeping units all of the**
15 **dwelling units or sleeping units are subject to accessibility requirements under the Fair**
16 **Housing Act and must be Type B dwelling units, as described in the American National**
17 **Standards Institute standard A117.1, as amended and in effect on the effective date of this**
18 **2025 Act.**

19 **SECTION 3. ORS 456.510 is amended to read:**

20 456.510. (1) Except as provided in this section and ORS 456.513, the Housing and Community
21 Services Department may not provide funding for the development of new rental housing that is a
22 subsidized development unless:

23 (a) Each dwelling unit of the housing meets the following requirements:

24 (A) At least one visitable exterior route leading to a dwelling unit entrance that is stepless and
25 has a minimum clearance of 32 inches.

26 (B) One or more visitable routes between the visitable dwelling unit entrance and a visitable
27 common living space.

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 (C) At least one visitable common living space.

2 (D) One or more visitable routes between the dwelling unit entrance and a powder room.

3 (E) A powder room doorway that is stepless and has a minimum clearance of 32 inches.

4 (F) A powder room with walls that are reinforced in a manner suitable for handrail installation.

5 (G) Light switches, electrical outlets and environmental controls that are at a reachable height.

6 (b) For a development that has a shared community room or that has 20 or more contiguous
7 units, there is at least one powder room available for all tenants and guests that is accessible.

8 (c) **The subsidized development complies with the Uniform Federal Accessibility Stan-**
9 **dards, as amended and in effect on the effective date of this 2025 Act, except that a subsi-**
10 **dized development that falls within the multifamily housing occupancy classification, as**
11 **defined in the Uniform Federal Accessibility Standards, must provide features identified**
12 **within the standards that are appropriate for:**

13 (A) **Making visitable the greater of:**

14 (i) **The common areas of the subsidized development and at least 10 percent of the total**
15 **number of dwelling units in the subsidized development; or**

16 (ii) **The common areas of the subsidized development and at least two dwelling units, if**
17 **the subsidized development has 15 or more dwelling units; and**

18 (B) **Enabling communication for individuals who are blind or deaf in the greater of:**

19 (i) **The common areas of the subsidized development and at least four percent of the total**
20 **number of dwelling units within the subsidized development; or**

21 (ii) **The common areas of the subsidized development and at least one dwelling unit, if**
22 **the subsidized development has 15 or more dwelling units.**

23 (2) For a multistory structure without an elevator, this section applies only to dwelling units
24 on the ground floor of the structure.

25 (3) This section does not apply to agriculture workforce housing as defined in ORS 315.163 that
26 is located on a farm.

27 **SECTION 4. (1) Section 2 of this 2025 Act and the amendments to ORS 456.510 by section**
28 **3 of this 2025 Act become operative on January 1, 2026.**

29 (2) **The Director of the Department of Consumer and Business Services and the Housing**
30 **and Community Services Department may adopt rules and take any other action before the**
31 **operative date specified in subsection (1) of this section that is necessary to enable the di-**
32 **rector and the department, on and after the operative date specified in subsection (1) of this**
33 **section, to undertake and exercise all of the duties, powers and functions conferred on the**
34 **director and the department by section 2 of this 2025 Act and the amendments to ORS 456.510**
35 **by section 3 of this 2025 Act.**

36 **SECTION 5. This 2025 Act takes effect on the 91st day after the date on which the 2025**
37 **regular session of the Eighty-third Legislative Assembly adjourns sine die.**

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