

Requested by Senator MEEK

**PROPOSED AMENDMENTS TO
A-ENGROSSED SENATE BILL 1095**

On page 1 of the printed A-engrossed bill, delete lines 4 through 26 and delete page 2 and insert:

“SECTION 1. As used in this section and section 2 of this 2025 Act:

“(1) ‘Subject noncommercial residence’ does not include:

“(a) Newly constructed, converted or rehabilitated residences that have not been occupied since the completion of the construction, conversion or rehabilitation; or

“(b) Residences that contain more dwelling units than a quadplex, other than condominiums as defined in ORS 100.005.

“(2)(a) ‘Vacant’ means:

“(A) Unoccupied;

“(B) Empty of personal property; or

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

“(b) For any home, ‘vacant’ does not mean unoccupied or empty of personal property:

“(A) During the period in which the home is offered for sale through the closing of the sale;

“(B) During a suit or proceedings for foreclosure of liens against the home under ORS chapter 88 or 312;

“(C) Upon the death of the occupant until the disposition of the home has been determined in accordance with applicable testamentary

1 law;

2 “(D) During the pendency of any court proceedings to determine the
3 right to the occupancy or ownership of the home; or

4 “(E) During the period in which the home is being remodeled.

5 “(c) For any home that is the occupant’s primary residence,
6 ‘vacant’ does not mean unoccupied or empty of personal property due
7 to:

8 “(A) The health of the occupant;

9 “(B) The occupant’s active military service;

10 “(C) The occupant’s duties as a first responder in an officially de-
11 clared emergency; or

12 “(D) Relocation for work by an occupant who intends to occupy the
13 residence when the relocation ends.

14 “(3) ‘Vacant home’ means a subject noncommercial residence that
15 is vacant for more than 360 consecutive or cumulative days in a cal-
16 endar year.

17 “SECTION 2. (1)(a) The governing body of a city or county may
18 adopt an ordinance or resolution under which a fee is imposed on a
19 vacant home per year of vacancy.

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

21 “(c) The ordinance or resolution shall conform to the provisions of
22 this section and section 1 of this 2025 Act but may include additional
23 exemptions and exclusions from the fee.

24 “(2) The city or county may use fee revenues only for:

25 “(a) Administration of the vacant home fee program; and

26 “(b) Development and construction of housing units affordable to
27 households with an annual income between 80 and 130 percent of the
28 annual area median income in the city or county.

29 “SECTION 3. This 2025 Act takes effect on the 91st day after the
30 date on which the 2025 regular session of the Eighty-third Legislative

1 **Assembly adjourns sine die.”.**

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