



Chair Marsh, Vice-Chairs Andersen and Breese-Iverson, and members of the House Committee on Housing and Homelessness,

Thank you for the opportunity to provide testimony today in support of SB 974A with the -A4 amendments. For background, Oregon REALTORS® is an industry association comprised of roughly 18,000 members who work as real estate brokers, principal real estate brokers, real estate property managers, and affiliated industry professionals.

SB 974A with the -A4 amendments would make a meaningful, positive impact on Oregon's efforts to rapidly increase needed housing production across the state. The bill would ensure faster permit application decisions for individual residential structures, including single-unit dwellings, manufactured dwellings, and middle housing.

SB 974A with the -A4 amendments would require completed applications for final engineering plans be approved or rejected within 90 days. If the decision is not rendered by the local government within 90 days, the applicant could seek a court order from the applicable circuit court. The bill would direct a circuit court to award attorney fees and engineering fees if the applicant prevails.

Additionally, local governments would not be allowed to require applications for the development of 20 or more lots or parcels to comply with residential design standards—with the exception of limitations on unit size, and standards related to fire, health, safety, or environmental protections. These design standards can add meaningful time and cost to a housing project. According to the [Housing Affordability Institute](#), these design standards can add multiple thousands of dollars to the price of a new home.

Oregon is still far away from its goal of increasing our rate of housing production to 36,000 units per year. Our state's forecasted rate of housing production for 2025 is only one-third of what is needed to meet that target. SB 974A with the -A4 amendments would help ensure Oregon stays on track by streamlining process.

Oregon REALTORS® urges you to vote YES on SB 974A with the -A4 amendments.

Thank you for your time and consideration of our testimony.