



Oregon Senate Housing & Development Committee

Chair Khan Pham (Portland-D)
Vice-Chair Dick Anderson (Lincoln City-R)

Senator Deb Patterson (Salem-D)
Senator Anthony Broadman (Bend-D)
Senator Todd Nash (Enterprise-R)



Senate Committee on Housing & Development

STREAMLINING APPLICATIONS

Senate Bill 6 ensures building homes
and middle housing can happen
fast in Oregon.

“Shot Clock” Bill

- Requires building departments approve/deny building applications in 45 business days or less
- Clock only starts when an application is deemed “complete”

Negotiations and amendments

- Only applies to residential homes and middle housing in subdivisions (no commercial and large scale)
- Requires of jurisdictions like ODOT, etc to approve the applications in 10 days
- Legal details changed on requirements for approval

Where do we go from here?

- Passed committee 5-0
- Indeterminate fiscal - moved to ways and means. Goal is to get that removed and sent to floor.
- Working with building departments (cities/counties) for any final amendments
- **FYI** - California is passing a 30/60 day building permit and Arizona a 15 day!





Senate Committee on Housing & Development

SB 974

**IT'S TIME TO PICK UP
THE PACE
ON HOME BUILDING**

Land Use Changes

Bare land inside the UGB already deemed for future housing stock - get moving quicker.

Urban Housing application has been refined to clarify what is and is not an application. Clarifies only decisions currently considered a land use decision should not be reviewed as a "limited land use decision".

Engineering Review

Engineering involves creating detailed plans for roads, utilities, drainage, grading, and lot layouts. Done by developer.

Clarifies the review process with the city.

Clock stops when it is back in the hands of the applicant.

Allows for 30 day extensions when both parties agree

Attorney Fees and Engineering narrowed to only recoverable if city fails to meet the shot clock

Final Platting & Design Review

Developers work with professionals to create surveys and plats for local government approval.

City must waive design review for aesthetic reqs only for newly built neighborhoods of 20 lots or more. City retains authority to waive for smaller subdivisions..

Subdivisions are approved faster

Current Law
120 Days

No time limit for review

No time limit for review

SB 974 will move a 2-3 year process to less than 1 year

SB 974-3
120 Days

90 Days

Immediate