

HB 4108 A STAFF MEASURE SUMMARY
House Committee On Housing and Homelessness

Carrier: Rep. Fragala

Action Date: 02/12/26

Action: Do pass with amendments. (Printed A-Eng.)

Vote: 13-0-0-0

Yeas: 13 - Andersen, Boice, Breese-Iverson, Edwards, Fragala, Gamba, Helfrich, Levy E, Mannix, Marsh, Ruiz, Wise, Wright

Fiscal: Has minimal fiscal impact

Revenue: No revenue impact

Prepared By: Iva Sokolovska, LPRO Analyst

Meeting Dates: 2/3, 2/12

WHAT THE MEASURE DOES:

The measure allows the City of Eugene to annex certain noncontiguous land without holding a public hearing or submitting the annexation to city electors, notwithstanding contrary provisions in the city’s charter or ordinance, only when all owners of the land submit a petition for annexation and the land meets specified criteria. The land must be located within the city’s urban growth boundary, be designated for residential or mixed use under the city’s comprehensive plan (excluding land designated for heavy industrial use), be connected to and receive water and sewer services from the city or a contracted operator or a primary water supplier, and be accessible by public road. The measure permits the city, by resolution or ordinance, to declare the qualifying land annexed and establish the final boundaries of the annexed area by legal description.

ISSUES DISCUSSED:

- Noncontiguous, residentially zoned parcels within urban growth boundaries
- Sustainability and delivery of services by special districts

EFFECT OF AMENDMENT:

The amendment allows the City of Eugene to annex noncontiguous land upon receipt of a petition proposing its annexation submitted by all landowners. It changes land eligibility criteria to include lands connected to and receiving water and sewer services from the city or a contracted operator of the water system or a primary water supplier.

BACKGROUND:

Under Oregon law (Oregon Revised Statutes Chapter 222, and subject to statewide land use planning requirements in Chapter 197A), annexation of land into a city generally requires a public process that may include notice, a public hearing, or approval by voters, depending on the circumstances of the annexation and the characteristics of the land. Counties must be notified and may review annexations for compliance, and annexation may require withdrawal from or coordination with special districts (such as fire, water, and sewer).