

## SENATE AMENDMENTS TO SENATE BILL 1561

By COMMITTEE ON HOUSING AND DEVELOPMENT

February 17

1       On page 1 of the printed bill, line 7, delete "natural or involuntary causes" and insert "a natural  
2 or involuntary event".

3       Delete lines 25 through 27 and insert:

4       "(D) Comply with applicable building codes that were in effect on the date the dwelling was  
5 damaged or destroyed.".

6       On page 2, delete lines 3 through 11 and insert:

7       "(3) A damaged dwelling to be replaced under this section must be removed, demolished, incor-  
8 porated into the replacement dwelling or converted to a nonresidential use within three months af-  
9 ter the replacement dwelling is certified for occupancy.

10      "(4) An application under this section must be filed within three years following the date of the  
11 natural or involuntary event.

12      "(5) Construction of a replacement dwelling approved under this section must commence no later  
13 than four years after the approval of the application under this section becomes final.

14      "(6) A local government may delegate the approval of an application under this section to:

15       "(a) A hearings officer, as defined in ORS 215.402 or 227.160;

16       "(b) A planning commission, as described in ORS 215.020; or

17       "(c) A planning director.

18      "(7) The findings of the local government or its designee in approving an application under this  
19 section are not land use decisions and are subject to review only under ORS 34.010 to 34.100. The  
20 local government may require an applicant to give notice to certain nonparties and shall provide  
21 nonparties an opportunity to submit written comments on the application in a manner provided by  
22 ordinance. The findings and conclusions of the local government are entitled to deference if there  
23 is any evidence to support the findings.".

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